

Final Report

**City of San Diego
2010-2014 Consolidated Plan
and 2010 Action Plan**

DUNS: 13-873-5407

Final Report

May 11, 2009

City of San Diego 2010-2014 Consolidated Plan and 2010 Action Plan

DUNS: 13-873-5407

Prepared for

The San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, California 92101
619.231.9400
www.sdhc.net
sdhcinfo@sdhc.org

and

The City of San Diego
City Planning & Community Investment
1200 Third Avenue, 14th Floor
San Diego, CA 92101
619.236.6476
[www.sandiego.gov/community services](http://www.sandiego.gov/community%20services)

Prepared by

BBC Research & Consulting
3773 Cherry Creek N. Drive, Suite 850
Denver, Colorado 80209-3868
303.321.2547 fax 303.399.0448
www.bbcresearch.com
bbc@bbcresearch.com



TABLE OF CONTENTS

ES. Executive Summary

Background on the Consolidated Plan.....	ES-1
Compliance with Consolidated Plan Regulations.....	ES-1
Lead and Participating Organizations	ES-2
Citizen Participation Process	ES-3
Top Housing and Community Development Needs	ES-3
Strategic Plan	ES-8

I. Introduction

Purpose of the Consolidated Plan	I-1
Compliance with Consolidated Plan Regulations.....	I-1
Lead and Participating Organizations	I-2
Organization of Report	I-3
Acknowledgments	I-3

II. Community Profile

Population and Resident Characteristics	II-1
Economic Landscape	II-5

III. Housing Market Analysis and Housing Needs for Special Needs Populations

Housing Market Analysis	III-1
Special Needs Housing	III-14
The Elderly	III-15
Persons with Physical Disabilities	III-19
Persons with Developmental Disabilities.....	III-22
Persons with Mental Illnesses	III-23
Persons with Substance Abuse Disorders.....	III-25
Persons with HIV/AIDS.....	III-26
At-Risk Youth	III-28
Victims of Domestic Violence.....	III-29
Persons Experiencing and At Risk of Homelessness	III-30

TABLE OF CONTENTS

IV. Housing and Community Development Needs

Approach	IV-1
Description of Focus Group Participants	IV-1
Summary of Needs and Priorities from Public Input	IV-2
Detailed Discussion of Needs & Priorities Identified by the Public	IV-3

V. Community and Economic Development Needs

Capital Improvement	V-2
Redevelopment Areas	V-3
Housing Needs	V-5
Business and Economic Growth	V-7

VI. San Diego's Five-year Strategic Plan

VII. San Diego's First Program Year (2010) Action Plan

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

San Diego Consolidated Plan

Background on the Consolidated Plan

Beginning in fiscal year 1995, the U.S. Department of Housing and Urban Development (HUD) required local communities and states to prepare a Consolidated Plan in order to receive federal housing and community development funding. The Plan consolidates into a single document the previously separate planning and application requirements for Community Development Block Grants (CDBG), Emergency Shelter Grants (ESG), the HOME Investment Partnerships Program including the new American Dream Downpayment Initiative (ADDI), Housing Opportunities for People with AIDS (HOPWA) funding and the Comprehensive Housing and Affordability Strategy (CHAS). Consolidated Plans are required to be prepared every three to five years; updates are required annually.

The purpose of the Consolidated Plan is:

1. To identify a city's or state's housing and community development (including neighborhood and economic development) needs, priorities, goals and strategies; and
2. To stipulate how funds will be allocated to housing and community development activities.

This report is the FY2010–2014 Five-year Consolidated Plan for the city of San Diego (city). The city is a recipient of federal CDBG, HOME, ADDI, ESG and HOPWA funding.

Annual Action Plan. In addition to the Consolidated Plan, cities and states receiving block grant funding must compete an annual Action Plan. The Action Plan designates how cities and states propose to spend the federal block grant funds in a given program year.

CAPER. The Consolidated Annual Performance and Evaluation Report (CAPER) is also required yearly. The CAPER reports on how funds were actually spent (v. proposed in the Action Plan), the households that benefitted from the block grants and how well the city/state met its annual goals for housing and community development activities.

Fair housing requirement. HUD requires that cities and states receiving block grant funding take actions to affirmatively further fair housing choice. Cities and states report on such activities by completing an Analysis of Impediments to Fair Housing Choice (AI) every three to five years. In general, the AI is a review of impediments to fair housing choice in the public and private sector.

The city of San Diego is in the process of completing an AI for the city. In 2004, the city participated in a regional AI that was completed by the Fair Housing Resource Board.

Compliance with Consolidated Plan Regulations

The city of San Diego's FY2010–2014 Consolidated Plan was prepared in accordance with Sections 91.100 through 91.230 of the U.S. Department of Housing and Urban Development's Consolidated Plan regulations.

Lead and Participating Organizations

The following organizations participate in the Consolidated Planning process:

- **The city of San Diego.** The city of San Diego is the lead agency for the completion of the Five-Year Consolidated Plan, annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). The city receives and administers the following HUD block grant programs:
 - **HOME.** The HOME Investment Partnerships Program was created in 1990. This program provides federal funds for a variety of housing activities including construction of affordable housing; acquisition and rehabilitation of affordable housing; owner-occupied housing rehabilitation; homebuyer downpayment assistance and counseling; and tenant-based rental assistance;
 - **ADDI.** This is the newest HUD block grant program, created in 2003. The original intent of the program was to offer additional funds for downpayment assistance and increase homeownership, especially for minority groups; and
 - **CDBG.** The Community Development Block Grant (CDBG) is both the oldest and largest of the HUD programs for housing and community development. CDBG can be used for:
 - construction and rehabilitation of community facilities including those that help special needs populations (e.g., homeless shelters);
 - removal of accessibility barriers from public buildings;
 - loans or grants to business for job training and hiring of lower income workers; demolition of property;
 - provision of operating dollars to social service organizations;
 - public infrastructure improvements (streets, sidewalks);
 - code enforcement;
 - housing activities, infrastructure extension in support of affordable housing, housing rehabilitation; site acquisition; lead-based paint detection and removal; and downpayment assistance; and
 - social service programs including childcare, homeless services, youth programs, crime, disability services, and neighborhood revitalization and senior services.
 - **ESG.** The Emergency Shelter Grant (ESG) program funds programs that help persons who are homeless and their families. ESG can be used for shelter rehabilitation; operations and maintenance of a homeless facility; supportive

services for persons who are homeless (e.g., job training or child care); and homeless prevention activities.

- **San Diego County Department of Housing and Community Development.** The final HUD block grant program, **HOPWA**—Housing Opportunities for Persons with HIV/AIDS, assists organizations that serve persons with HIV/AIDS with Acquisition, Rehabilitation or construction of affordable housing units; Short-term, Mortgage payment or Utility payments to prevent homelessness; Housing Information and Referral; Housing operations; Project or Tenant Based Rental Assistance; Resource Identification and related Support Services. HOPWA funds are granted to the largest jurisdiction within a County (in this case, San Diego). The city and county have agreed that the county will administer HOPWA funds.

The city retained BBC Research & Consulting (BBC) of Denver to complete the city's Five-Year Consolidated Plan.

Top Housing and Community Development Needs

The top housing needs identified through the quantitative (data collection and analysis) and qualitative (public input) research conducted for this Consolidated Plan are summarized in this section.

Top housing needs identified in quantitative research

Affordable housing—both rental and homes to buy. Although San Diego has been hit hard by the housing market crisis, housing prices are still very much out of reach to the city's lowest income residents, including those who rent, those who want to buy and existing owners. One reason is that housing costs have increased much faster than incomes since 2000. Specifically,

- In 2007, a renter in San Diego is paying \$446 more per month for the median rental unit than in 2000. This renter would need to earn \$17,800 more per year to cover the cost of this increase without being cost burdened. By comparison, the median income for renters in San Diego increased by \$12,000 between 2000 and 2007.
- Owners would need to earn about \$100,000 more to be able to afford the median priced home than they would have needed to earn in 2000. The median household income of San Diego owners has increased since 2000—but only by \$22,130.

When housing costs increase faster than incomes “**cost burden**” increases. In the housing industry, housing affordability is commonly defined in terms of the proportion of household income that is used to pay housing costs. Housing is “affordable” if no more than 30 percent of a household's monthly income is needed for rent, mortgage payments and utilities. When the proportion of household income needed to pay housing costs exceeds 30 percent, a household is considered “cost burdened.”

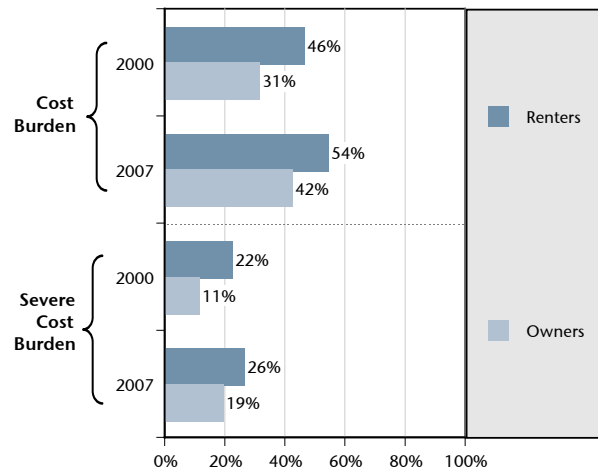
Cost burden among renters has increased since 2000, when 46 percent of all renters were cost burdened. Cost burden now stands at 54 percent. In 2007, 22,400 more renters were cost burdened than in 2000. The city's number of cost burdened renters has increased by 23 percent since 2000—almost 3 times the rate of the overall household growth.

About 42 percent of the city's owners were cost burdened in 2007. This is up from 31 percent in 2000. This means that there are 38,900 more cost burdened owners in 2007 than existed in 2000, or 67 percent more, which is about 8 times the overall growth in households.

Exhibit ES-1 shows the levels of cost burden for renters and owners and the change in cost burden from 2000.

**Exhibit ES-1.
Cost Burden, 2000 and 2007**

Source:
American Community Survey 2007 and U.S. Census 2000.



Market mismatches. About 50 percent of San Diego's rental units are priced under \$1,175 per month; 50 percent rent for more. Just 10 percent of units rent for less than \$575 per month. This compares with 29 percent of the city's renters who cannot afford to pay more than \$575 in rent costs.

Exhibit ES-2 compares the number of San Diego households at various income ranges with the supply of rental units. The column on the far right shows the mismatch between supply and demand. For example, there are 36,144 renters in the city who earn less than \$15,000 per year and can only afford to pay \$325/month or less in rent. There are 13,255 units and vouchers available to serve these renters—leaving a difference, or shortage, of 22,889 units. This is the area where the city has the greatest rental housing needs.

Once renters earn \$35,000 and more—especially those earning \$50,000 and more—they can find many affordable rental units.

**Exhibit ES-2.
Mismatch in Rental Market, city of San Diego, 2008**

Income Range	Renters			Maximum Affordable Rent & Utilities	Total Rental Units and Vouchers		Rental Gap
		Number	Percentage		Number	Percentage	
\$0	\$14,999	36,144	15%	\$ 325	11,983	4%	-22,889
\$15,000	\$24,999	33,044	14%	\$ 575	15,818	6%	-16,758
\$25,000	\$34,999	27,015	11%	\$ 800	34,526	13%	4,693
\$35,000	\$49,999	40,526	17%	\$ 1,175	65,829	26%	28,486
\$50,000	\$74,999	45,484	19%	\$ 1,800	80,476	32%	32,872
\$75,000	\$99,999	26,980	11%	\$ 2,400	26,890	10%	-76
\$100,000	\$149,999	24,214	10%	\$ 3,650	21,657	8%	-2,556
\$150,000	\$500,000	10,480	4%	\$ 3,650			-10,480
Total		243,888	100%		257,180	100%	

Source: BBC Research & Consulting.

It is good news that renters earning more than \$50,000 have ample rental opportunities because their options for purchasing in San Diego are extremely limited. Renters earning \$100,000 could afford just 16 percent of homeownership units (see the “Cumulative Percentage Available” in the Exhibit below). Renters must earn \$150,000 and more before half of owned units become affordable to them.

Exhibit ES-3 demonstrates the affordability of the city’s for sale market to its renter population.

Exhibit ES-3.
Market Options for Renters Wanting to Buy, San Diego, 2008

Income Range	Renters		Maximum Affordable Home Price	Estimated Housing Units	Percent All Units	Cumulative Percentage Available	Units Available per Renter Household	Difference in Proportions
	Number	Proportion						
\$0	\$14,999	36,144	15%	\$ 52,668	3,749	2%	0.10	-13%
\$15,000	\$24,999	33,044	14%	\$ 87,782	2,654	1%	0.08	-12%
\$25,000	\$34,999	27,015	11%	\$ 122,896	1,637	1%	0.06	-10%
\$35,000	\$49,999	40,526	17%	\$ 175,567	1,802	1%	0.04	-16%
\$50,000	\$74,999	45,484	19%	\$ 263,352	11,742	5%	0.26	-14%
\$75,000	\$99,999	26,980	11%	\$ 351,137	18,519	7%	0.69	-4%
\$100,000	\$149,999	24,214	10%	\$ 526,707	73,673	30%	3.04	20%
\$150,000	\$500,000	10,480	4%	\$ 1,755,701	135,088	54%	12.89	50%
Total		243,888	100%		248,865	100%		

Source: BBC Research & Consulting.

Housing for special needs populations. Due to lower incomes and the need for supportive services, “special needs” populations are more likely than the general population to encounter difficulties paying for adequate housing. Section III of the Consolidated Plan contains a detailed analysis of the needs of special populations. Key findings include:

- Elderly make up a disproportionate share of the lowest income households in San Diego: Of the 35,000 households earning less than \$15,000 in 2007, seniors made up 41 percent.
- Elderly are much more likely to be disabled than non-elderly. The city of San Diego’s elderly population will grow substantially in the next 20 years. Since seniors have a much higher probability of being disabled, the housing and service needs for persons with disabilities should grow considerably commensurate with senior population growth.
- Approximately 17,900 residents in San Diego have a developmental disability. San Diego has about 115 licensed residential care facilities that serve persons with developmental disabilities, with a capacity for 665 persons.
- Approximately 8,000 persons age 5 and older in San Diego had some sort of mental disability, many of whom are elderly. There are currently 29 care facilities specializing in emergency, transitional and/or residential care for persons with mental illnesses with a capacity for an estimated 1,100 persons.
- The 2006 National Household Survey on Drug Use and Health estimates that 2.9 percent of the population 12 years and over in the sub-state region including San Diego need but are not receiving treatment for illicit drug use. Applying the percentage to the population in San Diego, approximately 31,200 persons need and are not receiving treatment for illicit drug use.

- In its 2006 report, the Center for Disease Control reported 12,995 cumulative cases of HIV/AIDS in the San Diego metropolitan area. Providers of services to people with HIV/AIDS estimate that between 30 and 50 percent of the number of people with HIV/AIDS are in need of housing.
- The KIDS COUNT program of the Annie E. Casey Foundation tracks the number of at-risk, or “disconnected” youths; these are persons ages 18 to 24 who are not presently enrolled in school, are not currently working and have no degree beyond a high school diploma or GED. The statistic intends to capture a population of young adults having difficulty making the transition to adulthood. In 2007, 15,000 young adults ages 19 to 24 in San Diego were reported to be disconnected.
- Data from the San Diego Association of Governments shows that there were 8,137 reports of domestic violence in San Diego in 2007, or 17 reported cases for every 1,000 households in the city. In total, San Diego domestic violence shelters have capacity for almost 230 women and their children.

Community development. Through analysis of the city’s Capital Improvement Plan and redevelopment areas, the following community development needs were identified:

- Improving access to facilities and creating more pedestrian friendly environments for persons with disabilities (ADA improvements);
- Street and landscaping improvements in low to moderate income neighborhoods;
- Improvements to parks and recreation areas in low to moderate income neighborhoods.
- Neighborhood revitalization activities in 17 targeted “redevelopment areas” which meet the income requirements set by the California Community Redevelopment Law. Most of these redevelopment project areas contain low to moderate income neighborhoods with substandard housing stock, and redevelopment activities aim at revitalizing communities and eliminating conditions of blight.
- Assistance for small businesses to help them maintain a presence in the city and neighborhoods.

Top housing needs identified in citizen input forums

- **Increased need for emergency and transitional housing.** As a result of the economy, demand for emergency shelters and transitional housing is increasing. In addition, the economic downturn is contributing to a new wave of homelessness, made up of people who have lost their homes and jobs. These individuals largely need short term assistance while they look for a new job or receive job training. Such individuals may have trouble qualifying for homeless resources because they do not have special needs (e.g., fleeing domestic violence, chronically homeless).
 - Top needs of all persons experiencing homelessness include:
 - Emergency shelters, allowing longer term stays
 - Transitional housing for all types of residents: those who have just lost their jobs and homes, veterans, persons with disabilities
 - Short term rental assistance
 - Security deposits to enable renters to get into units

- Senior housing for seniors who have lost their homes, jobs and retirement income.
- Accessibility features in homeless housing: Much of the new, temporary housing is not accessible to persons with disabilities and/or difficult for seniors to use.
- **Strengthened code enforcement.** Create more of a neighborhood based system to code enforcement. Improve the condition of affordable units.
- **Creation of an online searchable database of housing resources.** The existing housing guides that the city and County produce are excellent; however, they cannot contain up to date information. A searchable database that can be accessed through the Internet at libraries and community centers is needed.
- **Bolster existing resources to address affordable housing needs.** Citizens acknowledged that the city does quite a lot to address housing needs—however, such needs are at a very critical level currently and more resources are needed to address current needs and keep up with future needs.
 - Citizens offered many ideas for expanding resources to better meet existing and future housing needs:
 - Create an ordinance to preserve affordable housing that is lost by redevelopment of mobile home parks. Bend, Oregon recently adopted an ordinance that provides developers incentives to include affordable units with the new development.
 - Establish rent control policies.
 - Increase the cash-in-lieu fee that must be paid by developers to comply with the city’s inclusionary zoning ordinance.
 - Reduce the parking requirement for transit oriented developments that include affordable housing.
 - Reform the city’s SRO replacement ordinance to address the problem of owners letting the units fall into such disrepair that they become inhabitable.
 - Expand the SDHC’s shared housing program to help the growing number of people displaced through foreclosure.
 - Improved reporting and research about housing needs through:
 - A survey of displaced residents due to condo conversions, mobile home redevelopments, closed SROs, foreclosures.
 - A detailed report of the housing units created through the cash-in-lieu program and subsidy required to build affordable housing.
 - Block grant funding allocations and priorities.
 - Educational efforts about affordable housing needs, to reduce NIMBY-ism.
 - Top community and economic development needs
 - Jobs and job training.

- Jobs that pay living wages, especially given San Diego's high cost of living.
- Increased small business assistance and microenterprise lending to keep these businesses and the jobs they provide alive.
- Pedestrian friendly and ADA compliant neighborhoods, including downtown.

Five-Year Strategic Plan and One-Year (2010) Action Plan

The city of San Diego has established the following housing and community development goals, objectives and outcomes to guide the use of funds for 2010-2014 program years.

- The twelve *Goals* will guide how the city allocates its block grant funding during the next five program years.
- The *Objectives* and *Outcomes* refer to the 2010, One-Year Action Plan. These fall under one of the 12 five-year goals. The objectives detail what the city intends to accomplish with the identified funding sources to meet housing and community development needs. The outcomes detail how the city will monitor the accomplishments (e.g., in terms of households assisted, facilities rehabilitated, etc).

The city has not established five-year numerical goals. Given the uncertainties in the housing market and economy, the city has chosen to adjust its objectives and outcomes on an annual basis to address the greatest needs each program year.

At the time this Consolidated Plan was written, HUD had not provided the city with its funding allocations by program. The city expects to receive approximately \$26 million in combined HUD block grant funding to address its housing and community development needs. Dollar amounts for specific activities are provided where they are known. The city intends to leverage other local resources, for example, housing trust fund dollars, wherever available, to maximize the benefit from the HUD block grant funds.

It should be noted that the city of San Diego has elected to use the HUD Consolidated Plan Management Process tool (CPMP) for partial fulfillment of the Consolidated Plan regulations. This appears in a different format from the rest of the report in two documents (Strategic Plan and Action Plan). The city has also utilized the CPMP needs and projects tables in Microsoft Excel for this Consolidated Plan and 2010 Action Plan.

Five-Year Goals. The Goals for the Five-Year Consolidated Plan period are:

Goal No. 1: Improve the citizen and stakeholder participation process for Annual Action Plans.

Goal No. 2: Create a better living environment for persons with special needs.

Goal No. 3: Provide shelter for persons who are homeless and assist them in moving out of homelessness.

Goal No. 4: Create a better living environment for persons who are living with HIV/AIDS.

Goal 5: Add to the supply of affordable rental and homeownership properties and units, including permanent supportive housing.

Goal 6: Increase the number of low to moderate income households who can become homeowners.

Goal 7: Improve the condition of the city's housing stock and facilities that serve special needs populations, including group homes.

Goal 8: Increase opportunities for affordable housing to be located in close proximity to transit.

Goal 9: Create jobs for San Diegans in new industries with higher paying and promotional opportunities and expand local small businesses.

Goal 10: Support the continued revitalization low and moderate income neighborhoods.

Goal 11: As dollars become available, explore using additional financial resources to create new programs.

Goal 12: Enhance capacity building of nonprofits, including those that provide fair housing assistance.

Goal 13: Maintain the quality of foreclosed housing stock and make the units available to low to moderate income families if possible.

One-Year (2010 Action Plan) Objectives and Outcomes

The following 2010 Objectives and Outcomes are presented under the twelve five-year Strategic Plan Goals to demonstrate how city's activities relate to the overarching Goals.

General Goals, Objectives and Outcomes

Goal No. 1: Improve the citizen and stakeholder participation process for Annual Action Plans.

Much of the public comment during the Consolidated Plan process concerned the citizen outreach process for the Annual Action Plans and related funding allocations. To this end, the city has established a goal to improve the citizen and stakeholder participation process for the Action Plans that will be developed in remaining Annual Action Plans (2010 through 2014).

Objective 1.1. Establish a "deputy" process whereby advocates, neighborhood leaders, representatives of housing and community development nonprofits and private sector organizations are engaged to increase the public participation process related to the Annual Action Plan. These deputies will assist the city with getting the word out about public forums and hearings and representing the comments and needs of their clients and neighborhoods in the input process.

- **Outcome 1.1.1.** Implement a deputy process during the 2010 Action Plan development. Create at least 30 deputies initially, and expand the network throughout the 2010-2014 program years.

Objective 1.2. Establish a working group made up of volunteers from the housing and community sectors of San Diego to assist with the Annual Action Plan outreach process. This group will create a

network of housing and community oriented organizations, representatives of participants in housing programs, government representatives and other interest groups. This network will be used to ensure full participation in the creation of plans and reports and ensure that the process is collaborative and comprehensive.

Special Needs Housing Goals, Objectives and Outcomes

Goal No. 2: Create a better living environment for persons with special needs.

Objective 2.1. Increase the number of public facilities that are accessible to persons with disabilities.

- **Outcome 2.1.1.** Complete an ADA needs assessment/survey of 185 city-owned properties which identifies the facilities in need of ADA improvements and prioritizes the improvements according to barriers to access, complaints received about access and frequency of usage.
- **Outcome 2.1.2.** Develop a revised transition and funding plan using CDBG to address the identified needs.
- **Outcome 2.1.3 .** Provide CDBG funding to make ADA improvements to at least 6 public facilities annually beginning in 2010.
- **Outcome 2.1.4 .** As opportunities arise, use CDBG funding to make improvements to recreational areas within San Diego to improve access for persons with physical disabilities.

Objective: 2.2. Increase the number of housing units in the private sector that contain accessibility features.

- **Outcome 2.2.1.** Continue the city's owner-occupied rehabilitation program that provides deferred loans for accessibility improvements. Assist up to 15 households annually with accessibility improvements. Funding source in 2010 will be local housing trust fund dollars (non-HOME).
- **Outcome 2.2.2.** Using CDBG funds of \$135,000 in 2010, provide rehabilitation services and accessibility modifications for an estimated 26 owner occupied households.

Objective: 2.3. Support operations of the city's social service and housing organizations that assist persons with special needs.

- **Outcome 2.3.1.** Annually fund a variety of activities ranging from case management, health care, teen parenting training, homeless services, legal services to recreation using the 15 percent CDBG public services set aside (see project tables for full description of activities).

Objective: 2.4. Increase the number of facilities in San Diego that serve persons with special needs.

- **Outcome 2.4.1.** In 2010, using \$70,000 of CDBG, help to develop a maternity group home for low to moderate income pregnant and parenting teens. Funds will support property acquisition.

Also see Objective 7.2, which will benefit many individuals with special needs.

Objective: 2.5. Encourage the creation of supportive housing through the following activities:

- Support the integration of people with disabilities into private housing as much as possible
- Support the concept of providing a continuum of housing for the homeless ranging from short-term beds to affordable low-cost permanent housing
- Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities—focusing on the provision of permanent, supportive housing space and services.
- Continue to rank Supportive housing and supportive services as a high priority
- When appropriate and contingent upon local, state, and federal funding requirements, place as a priority the leveraging of the funds available in the Consolidated Plan with additional public resources available such as redevelopment set aside monies; locally created public funds and additional federal funds during the economic recovery period.
- Consider the creation of project based section 8/vouchers to leverage against funds listed under the Consolidated Plan.
- Continue to reach out in a coordinated manner with other agencies involved in the goal of ending long term homelessness.
- Identify opportunities to align planning with the Mental Health Services Act Housing Plan

Goal No. 3: Provide shelter for persons who are homeless and assist them in moving out of homelessness.

Objective 3.1. Continue to support nonprofit agencies to operate emergency shelters to benefit persons who are homeless.

- **Outcome 3.1.1.** Provide shelter to 350 unduplicated persons annually using \$195,000 ESG and \$105,000 CDBG during 2010.
- **Outcome 3.1.2.** Using \$438,840 of CDBG in 2010, provide walk in and referral services to up to 1,250 homeless persons at the Neil Good Day Center.

Objective 3.2. Assist families with access to transitional housing, case management and support services.

- **Outcome 3.2.1.** In the 2010 program year, assist 100 families with housing, case management and support services using \$403,129 ESG and \$243,568 CDBG.

Objective 3.3. Support outreach efforts to increase the number of persons who are homeless who have access to shelter and services.

- **Outcome 3.3.1.** In the 2010 program year, make contact and provide resources to 1,200 chronic homeless persons, 322 unduplicated homeless persons and 255 unduplicated placements into housing.

Also see Objective 2.5, which will benefit persons who are homeless and at-risk of homelessness.

Goal No. 4: Create a better living environment for persons who are living with HIV/AIDS.

Objective 4.1. Provide tenant-based rental assistance to persons living with HIV/AIDS who are low income through HOPWA funding.

- **Outcome 4.1.1.** Assist 80 households with rental assistance so that they pay no more than 30 percent of their annual household income in rent.
- **Outcome 4.1.2.** Ensure that 100 percent of the units leased in the program meet HUD's established quality standards.
- **Outcome 4.1.3.** Provide funding for operations and support of 7 permanent housing units in two apartment complexes with affordable rents for persons with HIV/AIDS.

Objective 4.2. Provide transitional housing to persons living with HIV/AIDS who are low income.

- **Outcome 4.2.1.** Provide funding to support up to 58 transitional housing beds.
- **Outcome 4.2.2.** Provide funding for the operation of 20 beds in a 24 hour licensed residential care facility for the chronically ill.
- **Outcome 4.2.3.** Ensure that 100 percent of the units in the transitional housing program meet HUD's established quality standards.
- **Outcome 4.2.4.** Ensure that all HOPWA program participants in the transitional housing program pay no more than 30 percent of their annual household income in rent.

Objective 4.3. Provide supportive services to persons living with HIV/AIDS.

- **Outcome 4.3.1.** Fund the coordination of residential services for 26 apartments in 3 complexes.
- **Outcome 4.3.2.** Fund intensive case management for up to 100 HOPWA eligible program participants.
- **Outcome 4.3.3.** Fund and provide moving services to 135 HOPWA eligible participants.
- **Outcome 4.3.4.** Provide funding for 80 emergency beds.

Objective 4.4. Increase public awareness of HIV/AIDS and improve access for persons with HIV/AIDS who need housing and services.

- **Outcome 4.4.1.** Fund an Information and Referral Program.
- **Outcome 4.4.2.** Fund a Resource Identification Program.

Housing Goals, Objectives and Outcomes

Goal 5: Add to the supply of affordable rental and homeownership properties and units, including permanent supportive housing.

Objective 5.1. Provide 15 percent of HOME funding to certified CHDOs, nonprofits to build affordable rental complexes and homeownership properties.

- **Outcome 5.1.1.** Develop 35 affordable housing units through CHDO assistance in 2010.

Objective 5.2. Provide gap financing and technical assistance to nonprofit developers to build affordable rental complexes and homeownership properties.

- **Outcome 5.2.1.** Develop 85 affordable housing units through HOME assistance in 2010.

Objective 5.3. Provide rental subsidies for low income households.

- **Outcome 5.3.1.** Provide tenant based rental assistance vouchers to 30 households in 2010.

Objective 5.4. Acquire and rehabilitate units for sale as affordable homeownership properties.

- **Outcome 5.4.1.** Acquire and rehabilitate 3 housing units for sale as affordable homeownership units using \$269,358 of CDBG in 2010.

Goal 6: Increase the number of low to moderate income households who can become homeowners.

Objective 6.1. Provide downpayment assistance to low and moderate income families to purchase a home.

- **Outcome 6.1.1.** In 2010, assist 45 households earning 80 percent and less of AMI annually with downpayment assistance using ADDI and HOME funds.
- **Outcome 6.1.2.** During 2010, provide CDBG funding for operation of homeownership counseling services (\$195,500 in CDBG).

Goal 7: Improve the condition of the city's housing stock and facilities that serve special needs populations, including group homes.

Objective 7.1. Assist low income owner-occupied households with needed emergency repairs and critical maintenance.

- **Outcome 7.1.1.** Assist 25 very low income owner-occupied households during 2010 with deferred loans for health and safety repairs using HOME funding.
- **Outcome 7.1.2.** In 2010, assist 185 low income owner-occupied households with deferred loans for health and safety repairs using local trust fund dollars.
- **Outcome 7.1.3.** With \$212,000 of CDBG, provide free security repairs to 200 low to moderate income households to increase the safety and security of their homes during 2010. Also provide CDBG funding (\$136,000) to low and moderate income seniors to install smoke alarms free of charge in their homes.

- **Outcome 7.1.4.** Using \$85,000 of CDBG in 2010, provide weatherization, minor rehabilitation and minor home security improvements to low income seniors and persons with disabilities.

Objective 7.2. Provide funds to conduct necessary improvements to existing housing units occupied by low to moderate income residents, many with special needs, and facilities that serve special needs populations.

- **Outcome 7.2.1.** Using CDBG, annually provide funds for needed rehabilitation activities *in housing units* occupied by low and moderate income households and households with special needs, including victims of domestic violence, at-risk youth and persons with HIV/AIDS (see project tables for full description of activities).
- **Outcome 7.2.2.** Using CDBG, annually provide funds for needed rehabilitation activities *of facilities that serve* by low and moderate income households and households with special needs, including victims of domestic violence, at-risk youth and persons with HIV/AIDS (see project tables for full description of activities).

Objective 7.3. Reduce lead-based paint hazards in the city's housing stock.

- **Outcome 7.3.1.** Using HUD lead grant funding, assist 40 low income owners and 135 low income renters with lead-based paint removal and hazard mitigation.
- **Outcome 7.3.2.** Fund the Lead Safe Neighborhoods program using \$39,000 of CDBG in 2010.

Goal 8: Increase opportunities for affordable housing to be located in close proximity to transit.

Objective 8.1. Examine creation of incentives or removal of potential barriers to integrating affordable housing into transit-oriented development (TOD).

- **Outcome 8.1.1.** Conduct a study that looks at the transportation uses of TOD residents relative to parking requirements.

Community/Economic Development Goals, Objectives and Outcomes

Goal 9: Create jobs for San Diegans in new industries with higher paying and promotional opportunities and expand local small businesses.

Objective 9.1: Explore the energy efficiency industry as a solution to:

- Decrease utilities costs,
 - Provide jobs that pay a living wage, and
 - Expand employment opportunities, all especially for low to moderate income households.
- **Outcome 9.1.1.** Expand contacts in the energy efficiency industry to create partnerships for future job creation and training in the field.

Objective 9.2. Expand partnerships with Enterprise Zone areas.

Objective 9.3. Create opportunities for microenterprises.

- **Outcome 9.3.1.** With CDBG, provide financial literacy and business development and educational services for low to moderate income residents who want to create a microenterprise business.
- **Outcome 9.3.3.** Using CDBG, provide small business loans and education/training to low to moderate income clients.

Goal 10: Support the continued revitalization of low and moderate income neighborhoods.

Objective 10.1. Continue funding code enforcement in targeted neighborhoods.

- **Outcome 10.1.1.** Using \$175,000 of CDBG in 2010, assist low to moderate income households annually become compliant through code enforcement services.

Objective 10.2. Consider creating a NRSA (Neighborhood Revitalization Strategy Area) to “jump start” revitalization in low to moderate income neighborhoods.

Objective 10.3. Explore policies to ensure that foreclosed and bank-owned homes do not fall into disrepair, causing neighborhood blight and eroding their affordability through increased maintenance needs.

Objective 10.4. Annually fund public improvements to reduce vacant lots, reduce blight and spur revitalization opportunities (see project tables for full description of activities).

Objective 10.5. Support CDBO activities in neighborhoods targeted for revitalization.

Outcome 10.5.1. Using \$220,000 of CDBG in 2010, provide a comprehensive CDBO program in the Mid city/city Heights area to include neighborhood revitalization, community economic development and energy conservation.

Goal 11: As dollars become available, explore using additional financial resources to create new programs.

Objective 11.1. Explore the creation of programs such as:

- Job creation and training;
- Street and façade improvements;
- NRSA neighborhood investments (also included above); and
- Small business microenterprise lending.

Goal 12: Enhance capacity building of nonprofits, including those that provide fair housing assistance.

Objective 12.1. Provide training to increase the capacity of the city’s nonprofits.

- **Outcome 12.1.1.** Work with LISC to bring a Neighborhoods Now workshop to San Diego.

Objective 12.2. Annually provide funding to support fair housing activities that benefit low and moderate income San Diegans through CDBG public service dollars.

- **Outcome 12.2.1.** Use CDBG administrative dollars (\$104,000 in 2010) to accept and investigate complains alleging housing discrimination based on federal, state and local laws.

Goal 13: Maintain the quality of foreclosed housing stock and make the units available to low to moderate income families if possible.

Objective 13.1. Negotiate with lenders to make Real Estate Owned properties available to first time homebuyers.

Objective 13.2. Acquire and rehabilitate foreclosed properties and make them available for sale or rent to low to moderate income families.

Self Evaluation

This new Five-year Consolidated Plan focused on improving upon the city's past Consolidated Plans and Action Plans, primarily in two ways:

- Making the objectives and outcomes more specific and directed to meeting the greatest needs of San Diego residents; and
- Modifying the Citizen Participation Process to encourage more participation of lower income residents and stakeholders who represent residents and neighborhoods in need.

SECTION I.

Introduction

SECTION I.

Introduction

This section introduces the Consolidating Planning process, as mandated by the Department of Housing and Urban Development (HUD).

Purpose of the Consolidated Plan

Beginning in fiscal year 1995, the U.S. Department of Housing and Urban Development (HUD) required local communities and states to prepare a Consolidated Plan in order to receive federal housing and community development funding. The Plan consolidates into a single document the previously separate planning and application requirements for Community Development Block Grants (CDBG), Emergency Shelter Grants (ESG), the HOME Investment Partnerships Program including new the American Dream Downpayment Initiative (ADDI), Housing Opportunities for People with AIDS (HOPWA) funding and the Comprehensive Housing and Affordability Strategy (CHAS). Consolidated Plans are required to be prepared every three to five years; updates are required annually.

The purpose of the Consolidated Plan is:

1. To identify a city's or state's housing and community development (including neighborhood and economic development) needs, priorities, goals and strategies; and
2. To stipulate how funds will be allocated to housing and community development activities.

This report is the FY2010–2014 Five-year Consolidated Plan for the City of San Diego (city). The city is a recipient of federal CDBG, HOME, ADDI, ESG and HOPWA funding.

Annual Action Plan. In addition to the Consolidated Plan, cities and states receiving block grant funding must compete an annual Action Plan. The Action Plan designates how cities and states propose to spend the federal block grant funds in a given program year.

CAPER. The Consolidated Annual Performance and Evaluation Report (CAPER) is also required yearly. The CAPER reports on how funds were actually spent (v. proposed in the Action Plan), the households that benefitted from the block grants and how well the city/state met its annual goals for housing and community development activities.

Fair housing requirement. HUD requires that cities and states receiving block grant funding take actions to affirmatively further fair housing choice. Cities and states report on such activities by completing an Analysis of Impediments to Fair Housing Choice (AI) every three to five years. In general, the AI is a review of impediments to fair housing choice in the public and private sector.

The City of San Diego is in the process of completing an AI for the city. In 2004, the city participated in an AI that was completed by San Diego County.

Compliance with Consolidated Plan Regulations

The City of San Diego's FY2010–2014 Consolidated Plan was prepared in accordance with Sections 91.100 through 91.230 of the U.S. Department of Housing and Urban Development's Consolidated Plan regulations.

Lead and Participating Organizations

The following organizations participate in the Consolidated Planning process:

- **The City of San Diego.** The City of San Diego is the lead agency for the completion of the Five-Year Consolidated Plan, annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). The city receives and administers the following HUD block grant programs:
 - **HOME.** The HOME Investment Partnerships Program was created in 1990. This program provides federal funds for a variety of housing activities including construction of affordable housing; rehabilitation of affordable housing; acquisition of buildings for affordable housing; homebuyer downpayment assistance and counseling; and tenant-based rental assistance;
 - **ADDI.** This is the newest HUD block grant program, created in 2003. The original intent of the program was to offer additional funds for downpayment assistance and increase homeownership, especially for minority groups; and
 - **CDBG-housing related.** In past years, a portion of the city's CDBG grant was allocated to SDHC for housing activities. CDBG regulations allow fewer housing activities than HOME; CDBG can fund infrastructure extension in support of affordable housing, housing rehabilitation; site acquisition; lead-based paint detection and removal; and downpayment assistance.
- The city also manages the federal CDBG and ESG programs, in addition to social service programs including childcare, homeless services, youth programs, crime, disability services, and neighborhood revitalization and senior services.
 - **CDBG.** The Community Development Block Grant (CDBG) is both the oldest and largest of the HUD programs for housing and community development. In addition to the housing activities described above, CDBG can be used for:
 - construction and rehabilitation of community facilities including those that help special needs populations (e.g., homeless shelters);
 - removal of accessibility barriers from public buildings;
 - loans or grants to business for job training and hiring of lower income workers; demolition of property;
 - provision of operating dollars to social service organizations;
 - public infrastructure improvements (streets, sidewalks); and
 - code enforcement.
 - **ESG.** The Emergency Shelter Grant (ESG) program funds programs that help persons who are homeless and their families. ESG can be used for shelter rehabilitation; operations and

maintenance of a homeless facility; supportive services for persons who are homeless (e.g., job training or child care); and homeless prevention activities.

- **San Diego County Department of Housing and Community Development.** The final HUD block grant program, **HOPWA**—Housing Opportunities for Persons with HIV/AIDS, assists organizations that serve persons with HIV/AIDS with acquisition, rehabilitation or construction of affordable housing units; operations of facilities; rental assistance and short-term emergency payments to prevent homelessness. HOPWA funds are granted to the largest jurisdiction within a County (in this case, San Diego). The city and county have agreed that the county will administer HOPWA funds.

The city retained BBC Research & Consulting (BBC) of Denver to complete the city's Five-Year Consolidated Plan.

Organization of Report

The Consolidated Plan is organized into eight sections and the Citizen Participation Plan attachment.

- Section I is the introduction to the report.
- Section II provides a demographic, economic and housing market overview of San Diego.
- Section III contains a housing market analysis and determination of the housing needs of special populations. For the purpose of the Consolidated Plan, special populations include elderly, particularly frail elderly; persons with physical disabilities; persons with developmental disabilities; persons with severe mental illnesses; persons with substance abuse problems; persons with HIV/AIDS; at-risk youth; victims of domestic violence and persons who are homeless and at-risk of homelessness.
- Section IV reports the findings from the public outreach process, which included stakeholder focus groups, public forums and public hearings.
- Section V contains an analysis of community and economic development needs.
- Section VI contains the city's Five-year Strategic Plan.
- Section VII contains the city's First Program Year (2010) Action Plan.

The Appendices include:

- Appendix A— Consolidated Plan Certifications and SF 424.
- Appendix B—Required HUD tables and proposed projects.
- Appendix C—The Citizen Participation Plan and public outreach materials and presentations.
- Appendix D—Public comments received during the development of the Plan and in the 30-day public comment period.

Acknowledgments

Victoria Joes of the San Diego Housing Commission was the project manager for this study. She assisted BBC in obtaining needed reports and information, arranging the public input process and oversaw the research process. Her time spent on this project was invaluable and is much appreciated.

SECTION II.

Community Profile

SECTION II.

Community Profile

This section summarizes the basic demographic and employment characteristics of residents of the City of San Diego, drawing from statistics provided by the San Diego Association of Governments (SANDAG), the U.S. Census Bureau, and the State of California's Employment Development Department.

Summary

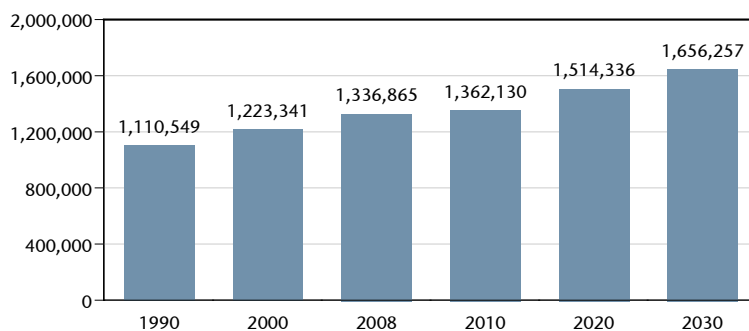
San Diego reached a population of approximately 1.3 million persons in 2008, a 9.3 percent increase from 2000. As a whole, San Diego's age distribution is shifting older, with a median age of 35.1 years in 2008; in 2000, the median age of the City's population was 32.5 years. San Diego's population is highly educated, with many workers employed in the high number of managerial and professional occupations found within the City. Despite the high educational levels of residents, the City's median income is about average at \$61,863 and, as demonstrated in the housing market analysis that follows this section—inadequate to afford the high cost of housing in the City.

Population and Resident Characteristics

SANDAG, the San Diego area's planning agency, estimated the City of San Diego's 2008 population at 1,336,865 persons, representing an increase of 9.3 percent (or approximately 113,500 persons) since 2000. San Diego is projected to contain approximately 1.5 million residents in 2020 and 1.7 million residents in 2030. Exhibit II-1 charts population growth (both historical and projected) for San Diego from 1990 to 2030.

Exhibit II-1. Population, San Diego, 1990 to 2030

Source:
SANDAG Current Estimates (2008) and SANDAG
2030 Regional Growth Forecast.



Age characteristics. As the Baby Boomer generation ages, the age distribution of the United States is shifting older and older. San Diego is no exception to this trend. From 2000 to 2008, San Diego's resident population aged 45 to 64 grew by 33 percent, and its resident population aged 65 and older grew by 15 percent. The City also experienced higher than average growth in its youngest age cohort: the population of children under the age of 5 grew by 17 percent. This compares to an overall population growth of 9 percent over the same time period.

The average age of San Diego's population in 2000 was 32.5 years; by 2008, the average age had increased to 35.1 years. Young adults (ages 25 to 44) constituted the largest age group in both 2000

and 2008, with 34 and 32 percent of the total population respectively. Exhibit II-2 compares San Diego's 2000 and 2008 population by age group.

Exhibit II-2.
Age Characteristics, San Diego, 2000 and 2008

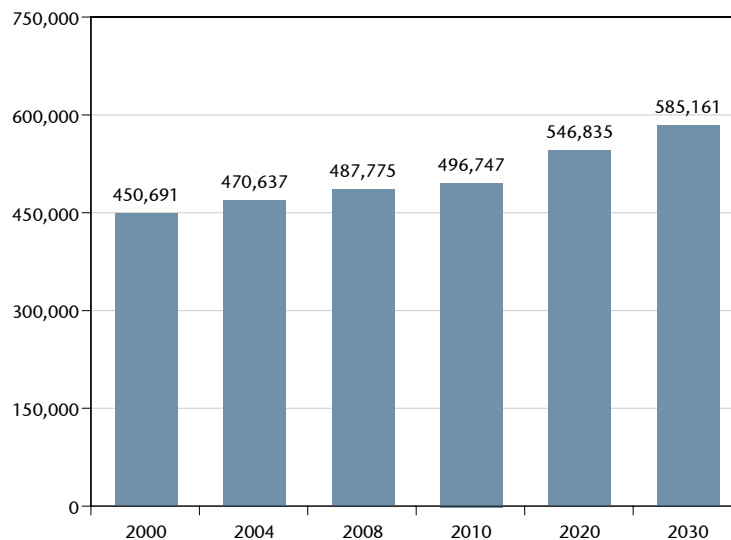
	2000		2008		2000-2008
	Number	Percent of Total	Number	Percent of Total	Percent Change
Preschool (Ages 0-4)	82,523	7%	96,166	7%	17%
School Age (5-17)	211,385	17%	220,474	16%	4%
College Age (18-24)	151,760	12%	139,948	10%	-8%
Young Adults (25-44)	415,506	34%	426,017	32%	3%
Middle Age (45-64)	234,218	19%	310,657	23%	33%
Senior Adults (65+)	128,008	10%	146,603	11%	15%
Total	1,223,400	100%	1,339,865	100%	10%
Median Age (in years):	32.5		35.1		8%

Source: U.S. Census 2000 and SANDAG Current Estimates 2008.

Household characteristics. According to the Census, San Diego contained 450,691 occupied households in 2000. By 2008, this number had increased to 487,775 households, representing an increase of 8.2 percent. SANDAG estimates San Diego will contain 546,835 occupied households by 2020 and 585,161 occupied households by 2030. Exhibit II-3 displays the historical and projected number of occupied households for San Diego.

Exhibit II-3.
Occupied Households, San Diego, 2000-2030

Source:
U.S. Census Bureau Census 2000, SANDAG Current Estimates (2008), and SANDAG 2030 Regional Growth Forecast Update.



In 2007, 58 percent, or 273,262 households, of all San Diego occupied households were classified as Family households. This includes married couples, both with and without children, as well as other families. A slight majority of married couples did not have children (103,611 households) when compared to married couples with children (97,155 households). Compared to 2000, San Diego contained just 4 percent fewer married couples with children and 10 percent more Non-Family households in 2007.

Exhibit II-4 compares the household characteristics of San Diego from 2000 and 2007.

**Exhibit II-4.
Household Characteristics, San Diego, 2000 and 2007**

	2000		2007		Percent Change
	Number	Percent	Number	Percent	
Households	451,126	100%	468,469	100%	3.8%
Family Households	274,198	61%	273,262	58%	-0.3%
Married with Children	100,894	22%	97,155	21%	-3.7%
Married No Children	103,806	23%	103,611	22%	-0.2%
Other Families	69,498	15%	72,496	15%	4.3%
Non-Families	176,928	39%	195,207	42%	10.3%
Average Household Size	2.61		2.60		-0.4%

Source: U.S. Census Bureau Census 2000 and American Community Survey 2007.

Race and ethnicity. The U.S. American Community Survey (ACS) for 2007 showed San Diego to be a very diverse City, with no single race or ethnicity representing a majority of the entire population. The ACS reported San Diego to contain 48 percent White residents, 27 percent Hispanic residents, 15 percent Asian residents and 6 percent Black or African American residents. The remaining 3 percent included those recorded as Native Americans, Two or More Races and Some Other Race.

The City's diversity is projected to increase in the future: By 2030, San Diego's White population is expected to fall from 48 to 33 percent of the total population, while its Hispanic population is expected to grow from 27 to 36 percent of the total population. Exhibit II-5 displays the historical and projected racial and ethnic distribution of San Diego in 2007, 2010, 2020 and 2030.

**Exhibit II-5.
Race and Ethnicity,
San Diego, 2007 to
2030**

Note:
While we typically report race and ethnicity as separate characteristics, we have elected to combine the two in order to utilize SANDAG's race and ethnicity projections, which was only available in the displayed format.

Source:
American Community Survey 2007,
SANDAG 2030 Regional Growth
Forecast Update.

	2007	2010	2020	2030
American Indian or Alaska Native	0.3%	0.4%	0.5%	0.5%
Asian	14.7%	16.1%	17.0%	15.6%
Black or African American	6.4%	6.5%	5.8%	5.1%
Hispanic	27.4%	30.0%	34.4%	36.3%
White	48.2%	41.8%	35.9%	33.4%
Some Other Race	0.3%	0.3%	0.3%	0.3%
Two or More Races	2.5%	3.7%	4.6%	5.6%

Immigration. According to the ACS, 25 percent of San Diego's 2007 population was born outside of the U.S. Of those born outside the U.S., 45 percent were born in Latin America and 42 percent were born in Asia. Exhibit II-6 displays the breakdown of San Diego's 2007 population by place of birth and, for those born outside the U.S., region of birth.

**Exhibit II-6.
Immigration and Place of Birth, San Diego, 2007**

PLACE OF BIRTH			WORLD REGION OF BIRTH OF FOREIGN BORN		
Total population	1,276,740	100%	Foreign-born population, excluding population born at sea	322,777	100%
Native	953,963	74.7%	Europe	26,359	8.2%
Born in United States	935,344	73.3%	Asia	134,756	41.7%
State of residence	555,013	43.5%	Africa	9,281	2.9%
Different state	380,331	29.8%	Oceania	2,198	0.7%
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	18,619	1.5%	Latin America	144,080	44.6%
Foreign born	322,777	25.3%	Northern America	6,103	1.9%

Source: American Community Survey 2007.

Educational attainment. San Diego's population is well educated: 86 percent of all residents have completed high school and 40 percent have earned a Bachelor's degree or higher. Comparatively, 80 percent of all California residents have completed high school and 30 percent have earned a Bachelor's degree or higher. Exhibit II-7 displays the educational attainment for San Diego's population in 2007.

**Exhibit II-7.
Educational Attainment, San Diego, 2007**

Source:
American Community Survey 2007.

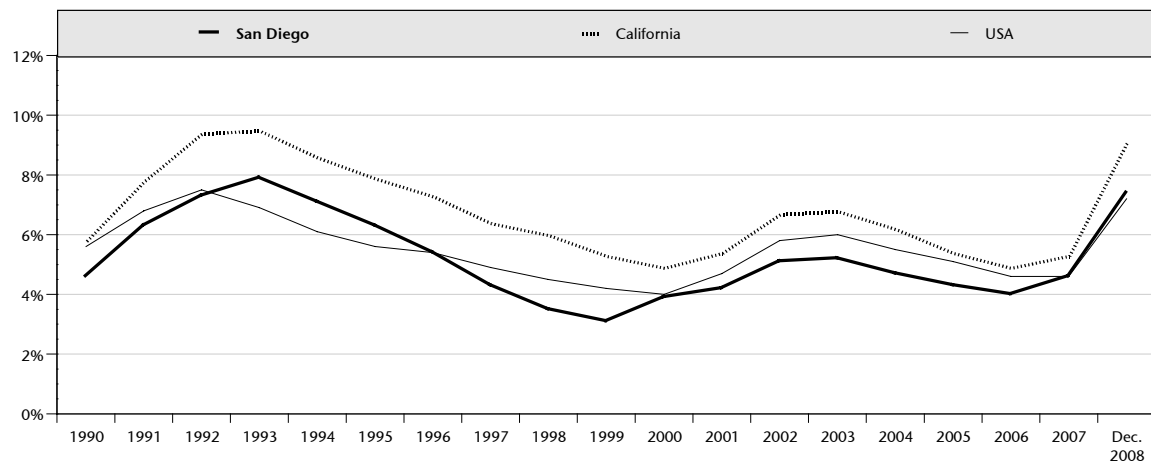
	Number	Percent of Total
Less than 9th grade	56,021	7%
9th to 12th grade, no diploma	56,629	7%
High school graduate (includes equivalency)	150,682	18%
Some college, no degree	166,141	20%
Associate's degree	59,208	7%
Bachelor's degree	203,805	25%
Graduate or professional degree	127,501	16%
Total	819,987	100%

Economic Landscape

Housing affordability, which is examined in the following section, is closely linked to income and wage levels and job opportunities for residents. This section provides information on employment and household income for the City of San Diego.

Unemployment. San Diego has historically had a lower unemployment rate than California and this remained true in December 2008: California's unemployment rate was approximately 9.1 percent while San Diego's unemployment rate was only 7.4 percent. Compared to the United States, San Diego has alternated between having a higher and lower unemployment rate. Exhibit II-8 compares the unemployment rates for San Diego, California and the U.S. from 1990 to 2008.

Exhibit II-8.
Unemployment Rates, Not Seasonally Adjusted, 1990-2008



Note: At time of writing, annual data was unavailable for 2008.

Source: State of California, Employment Development Department, Labor Market Information Division.

Occupations. According to SANDAG, the largest percentage (42 percent) of San Diego's workforce aged 16 and older works in Management, Professional and Related Occupations. These occupations include business professionals, attorneys and doctors. This is a promising sign for San Diego as these jobs typically pay high salaries. Of all Management, Professional and Related Occupations, general management is the most common occupation, representing 10 percent of all San Diego jobs. Sales and Office Occupations represent 27 percent of all occupations and Service Occupations, including Food Preparation and Serving and Healthcare Support, represent 16 percent of all occupations. The median annual wage for the San Diego-Carlsbad-San Marcos MSA was \$46,285 in the first quarter of 2008. Management occupations paid the highest annual wage (\$105,308) and Food Preparation and Serving Occupations paid the lowest annual wage (\$20,986). Exhibit II-9 displays the occupational distribution for employed San Diego residents aged 16 and older for 2008.

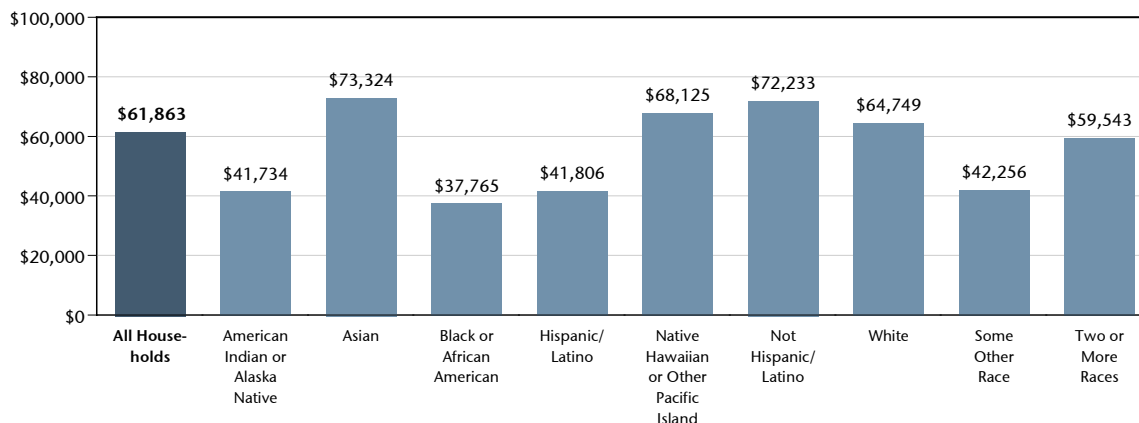
Exhibit II-9.
Employment by Occupation Age 16 and Older, San Diego, 2008

	Total Number Employed	Percent of Total
Management, Professional and Related Occupations - Total	230,592	41.7%
<i>Management, including farm managers</i>	54,414	9.8%
<i>Business and Financial</i>	28,587	5.2%
<i>Computer and Mathematical</i>	21,947	4.0%
<i>Architecture and Engineering</i>	19,035	3.4%
<i>Life, Physical and Social Science</i>	13,556	2.4%
<i>Community and Social Service</i>	8,242	1.5%
<i>Legal</i>	9,704	1.8%
<i>Education, Training and Library</i>	33,114	6.0%
<i>Arts, Design, Entertainment, Sports and Media</i>	15,749	2.8%
<i>Healthcare Practitioners</i>	26,244	4.7%
Service Occupations - Total	87,593	15.8%
<i>Healthcare Support</i>	8,765	1.6%
<i>Protective Service</i>	8,453	1.5%
<i>Food Preparation and Serving</i>	31,199	5.6%
<i>Building and Grounds Cleaning/Maintenance</i>	20,284	3.7%
<i>Personal Care and Service</i>	18,892	3.4%
Sales and Office Occupations - Total	146,898	26.5%
Farming, Fishing and Forestry Occupations - Total	1,357	0.2%
Construction, Extraction and Maintenance Occupations - Total	36,973	6.7%
Production, Transportation and Material Moving - Total	49,963	9.0%
ALL OCCUPATIONS	553,376	100%

Source: SANDAG Current Estimates (2008)

Income. According to the 2007 ACS, the median household income for San Diego was \$61,863. The median varies considerably by race and ethnicity, which can explain, in part, lower homeownership rates for minorities. Asian households earned the highest median household income (\$73,324) while Black or African American households earned the lowest median household income (\$37,765). Exhibit II-10 displays the median household incomes by race and ethnicity for San Diego for 2007.

Exhibit II-10.
Median Household Income by Race and Ethnicity, San Diego, 2007



Source: American Community Survey 2007.

Another way to look at household income is through the use of income categories (i.e., households earning less than \$15,000 per year, between \$35,000 and \$50,000 per year, etc.). According to the ACS, 10 percent of San Diego households (or 46,382 households) earned less than \$15,000 in 2007 and more than 25 percent earned less than \$35,000. The largest percentage of all households (18 percent) earned between \$50,000 and \$75,000 in 2007. At the other end of the income spectrum, 13 percent of all households earned more than \$150,000 in 2007. Exhibit II-11 displays the income distribution of San Diego households in 2007.

**Exhibit II-11.
Household Income
Distribution, San
Diego, 2007**

Source:
American Community Survey 2007.

	All Households	Percent of Total
Less than \$10,000	24,174	5.2%
\$10,000 to \$14,999	22,208	4.7%
\$15,000 to \$24,999	44,046	9.4%
\$25,000 to \$34,999	41,205	8.8%
\$35,000 to \$49,999	60,315	12.9%
\$50,000 to \$74,999	83,529	17.8%
\$75,000 to \$99,999	59,598	12.7%
\$100,000 to \$149,999	74,278	15.9%
\$150,000 to \$199,999	29,893	6.4%
\$200,000 or more	29,223	6.2%
Total	468,469	100%

SANDAG produced an interesting comparison of San Diego's household income distribution in 2000 and 2008, using real 1999 dollars.¹ This comparison revealed that the number of households earning small incomes, particularly below \$30,000 a year, either grew by a very low rate or decreased since 2000, whereas the number of households earning large incomes grew by double-digit percentages. This indicates that higher income households have been moving into the City and/or their incomes have been growing, while lower income households have not grown in numbers. Exhibit II-12 displays these findings.

**Exhibit II-12.
Household Income Distribution (in 1999 dollars), San Diego, 2000 and 2008**

	2000 Census	2008 SANDAG Estimates	2000 to 2008	
			Numeric Change	Percent Change
Less than \$15,000	63,341	61,262	(2,079)	-3.3%
\$15,000 to \$29,999	82,199	83,292	1,093	1.3%
\$30,000 to \$44,999	76,347	80,345	3,998	5.2%
\$45,000 to \$60,000	59,588	64,594	5,006	8.4%
\$60,000 to \$74,999	48,285	53,522	5,237	10.8%
\$75,000 to \$99,999	50,436	57,483	7,047	14.0%
\$100,000 to \$124,999	28,959	34,253	5,294	18.3%
\$125,000 to \$149,999	14,500	18,126	3,626	25.0%
\$150,000 to \$200,000	13,579	17,738	4,159	30.6%
\$200,000 or more	13,457	17,160	3,703	27.5%

Note: Income distributions for both 2000 and 2008 reflect incomes in 1999 values.

Source: SANDAG Current Estimates (2008).

¹ This indicates that the 2008 household incomes were adjusted to be equivalent to the 2000 household incomes. In other words, the adjustments made \$1 in 2008 equal to \$1 in 2000 by accounting for inflation and other factors.

The majority of household income analysis, particularly for planning purposes, is based on the Area Median Income (AMI) as established by the U.S. Department of Housing and Urban Development. For 2008, the San Diego AMI equaled \$72,100. Using the household income distribution from Exhibit II-9 and the San Diego AMI of \$72,100, we can calculate the percentage of households classified as extremely low income (earning less than 30 percent of the AMI), low income (earning 31 to 50 percent of AMI), moderate income (earning 51 to 80 percent of AMI) and middle/upper income (earning 81 percent and higher of AMI). Exhibit II-13 displays this calculation by race and ethnicity.

Exhibit II-13.
Household Income by AMI by Race and Ethnicity, San Diego, 2007

	Percent of All Households	Extremely Low Income (0-30% AMI)	Very Low Income (31-50% AMI)	Low Income (51-80% AMI)	Moderate/Upper Income (81%+ AMI)
American Indian or Alaska Native	0.6%	N/A	N/A	N/A	N/A
Asian	11.9%	14.5%	10.2%	14.1%	61.1%
Black or African American	6.7%	28.1%	19.2%	20.3%	32.3%
Native Hawaiian or Pacific Islander	0.3%	N/A	N/A	N/A	N/A
White	72.9%	15.0%	12.4%	17.2%	55.4%
Some Other Race	5.0%	21.5%	19.3%	20.0%	39.2%
Two or More Races	2.7%	15.1%	10.3%	23.5%	51.1%
Hispanic/Latino	20.3%	22.7%	19.7%	21.1%	36.5%
Not Hispanic/Latino	58.7%	13.0%	10.4%	16.3%	60.3%
All Households	100%	16.1%	12.9%	17.5%	53.5%

Source: American Community Survey 2007 and U.S. Department of Housing and Urban Development Income Limits 2008.

For all San Diego households, 16 percent are classified as extremely low income, 13 percent are classified as very low income, 18 percent are classified as low income and 54 percent are classified as moderate/upper income (see bottom row of Exhibit). Twenty-eight percent of Black or African American households are classified as extremely low income; this is the highest percentage of any race for the income category. Asian households have the smallest percentage classified as extremely low income at 14.5 percent of all households. White households and Two or More Races households are represented at 15.0 and 15.1 percent respectively. When examined by ethnicity, ten percent more Hispanic/Latino households are classified as extremely low income when compared to Non-Hispanic/Latino households. As the data in Exhibit II-11 clearly shows, there is a significant discrepancy in income status for minorities when compared to San Diego's White and Asian households.

Income by age of householder. When examined by age of householder, San Diego's income spectrum shows a high percentage of the City's youngest and oldest households earning lower incomes. In 2007, 36.2 percent of households with the primary householder under the age of 25 were classified as extremely low income and 17.7 percent were classified as very low income. In combination, over 50 percent of the City's youngest households are considered extremely low income or very low income. Similarly, 27.7 percent of San Diego's households with the primary householder over the age of 64 were classified as extremely low income and 18.6 percent were classified as very low income. Exhibit II-14 displays San Diego's income distribution by age of householder.

Exhibit II-14.

Household Income by AMI by Age of Householder, San Diego, 2007

Household Type	Percent of All Households	Extremely Low Income (0-30% AMI)	Very Low Income (31-50% AMI)	Low Income (51-80% AMI)	Moderate/Upper Income (81%+ AMI)
Under 25 Years	6.7%	36.2%	17.7%	22.1%	23.9%
25 to 44 Years	41.9%	10.8%	12.1%	18.6%	58.5%
45 to 64 Years	34.3%	12.7%	10.4%	15.4%	61.5%
Over 64 Years	17.1%	27.7%	18.6%	18.2%	35.6%
All Households	100%	16.1%	12.9%	17.5%	53.5%

Source: American Community Survey 2007 and U.S. Department of Housing and Urban Development Income Limits 2008.

SECTION III.
Housing Market Analysis and Housing
Needs for Special Needs Populations

SECTION III.

Housing Market Analysis and Housing Needs for Special Needs Populations

This section of the Consolidated Plan contains the analysis of housing market conditions in the City, as required by Section 91.210 of the Local Government Consolidated Plan Regulations. This section also discusses the housing and community development needs of special needs populations in San Diego, pursuant to Sections 91.205, 91.210 and 91.215 of the regulations.

Housing Market Analysis

SANDAG, San Diego's regional planning agency, maintains the most recent local data on the city's housing market. SANDAG estimates that in 2008 there were 508,450 housing units in the city. Ninety-six percent of these units were occupied (487,775), for a vacancy rate of 4 percent. This vacancy rate is about the same as that reported by the 2000 Census (4.1 percent).

The U.S. Census' American Community Survey (ACS) estimates that San Diego had 504,281 units as of 2007. ACS estimated that 35,800 of these units were vacant, for a higher estimated vacancy rate of 7 percent. If the ACS data are adjusted for seasonal units that are vacant (and estimated 7,700 units), the vacancy rate is 5.7 percent. Of these vacant units, 53 percent were rental units and 19 percent were units that were for sale¹.

For the purposes of our affordability analysis (below), we estimate a rental vacancy rate of 6 percent and an owner-occupied vacancy rate of 2 percent, for an overall vacancy of 4 percent—consistent with SANDAG's estimate. The rental vacancy used is higher than that estimated by the SDCAA Fall 2008 Vacancy & Rental Rate Survey, which placed the city's rental vacancy rate at 3.7 percent, but consistent with the organization's Spring 2008 vacancy rate of 5.3 percent.

We recognize that housing markets are very dynamic and, especially during periods of rapid increase or decline in prices, estimates of vacancy rates, rental cost and home prices can change quickly. This report uses the most recent data available at the time it was prepared—however, the data are largely from 2008 and 2007 and do not specifically reflect housing conditions during the first part of 2009. However, even given extreme changes in housing costs in San Diego, home prices were so high to begin with that the city's greatest needs are likely to be consistent with the needs identified using 2007-2008 data.

Tenure. SANDAG does not estimate tenure (renter or owner occupied). For 2007, ACS estimated that 50 percent of the city's housing units were occupied by owners and 50 percent were occupied by renters. We use this estimate of tenure in our affordability analysis.

¹ One quarter were "other" vacant, the reason for the vacancy unknown.

Growth. Since 2000, the city has added 38,761 housing units, increasing the housing stock by 8.3 percent. This is equivalent to adding 4,850 housing units to the city each year on average (about 1 percent growth). Since population has increased faster than housing units (population increased by 9.3 percent compared to 8.3 percent for housing units), this suggests that more people are living in each housing unit in 2000 than did in 2008. However, Census estimates no change in the average household size between 2000 and 2007. In contrast, SANDAG reports an increase from 2.61 in 2000 (Census) to 2.65 in 2008.

Type. Exhibit III-1 shows the breakdown of housing units by type according to SANDAG. The city's housing stock is largely made up of multifamily units (rentals) and single family detached homes.

**Exhibit III-1.
Occupied Housing Units by Type, 2008**

Source:
SANDAG.

	Number	Percent
Single family, detached	205,100	42%
Single family, attached	64,599	13%
Multifamily	212,910	44%
Mobile home and other	5,166	1%
Total	487,775	100%

Exhibit III-2 shows the types of dwelling units for which the city has issued building permits from 2000 through July 2008². The exhibit shows that multifamily permits have dominated the types of dwelling units permitted in the city, especially during the past few years. The exhibit also shows the recent decline in the number of permits issued, reflective of the downturn in the housing market.

**Exhibit II-2
Building Permits Issued
by Type, 2000 through
part year 2008**

Source:
City of San Diego.

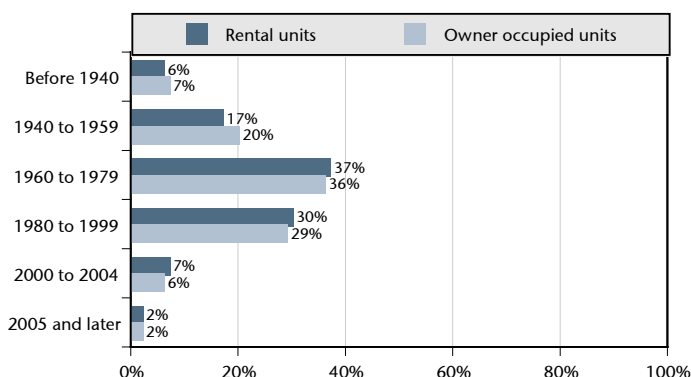
	Single Family	Percent of All	Multifamily	Percent of All
2000	2,084	27%	5,662	73%
2001	2,075	35%	3,829	65%
2002	2,353	36%	4,150	64%
2003	2,379	31%	5,280	69%
2004	1,877	32%	4,005	68%
2005	1,271	19%	5,334	81%
2006	1,290	28%	3,260	72%
2007	903	23%	3,004	77%
Part year 2008	220	14%	1,335	86%

² The City of San Diego makes no guarantee, representation or warranty regarding the quality, accuracy, timeliness or completeness of the information included in this Residential Permit Report. The City of San Diego expressly disclaims any guarantees, representations or warranties of any kind, including those of merchantability and fitness for a particular purpose.

Year built. Exhibit III-3 shows the distribution of housing units by year built as estimated by the ACS for 2007. Much of the city's housing stock was built during the 1970s and 1980s, followed by the 1950s and 1960s.

**Exhibit III-3.
Year Housing Units
Were Built, 2007**

Source:
American Community Survey, 2007.



Condition of housing. The 2007 ACS reported that approximately 7,200 housing units in San Diego are considered severely substandard because they lacked complete plumbing facilities³ or complete kitchens⁴. Together, assuming no overlap, these units represented about 1.5 percent of the city's total housing units in existence in 2007.

Overcrowding. SANDAG estimates that the average number of persons per housing unit in San Diego was 2.65 as of January 2008. This was slightly larger than the 2000 Census' estimate of 2.61. This means that there is one additional person per every 25 housing units in San Diego.

HUD requires communities to estimate the number of housing units that are overcrowded as part of their Consolidated Plans. Overcrowding in housing can threaten public health, strain public infrastructure, and points to an increasing need of affordable housing. The amount of living space required to meet health and safety standards is not consistently specified; measurable standards for overcrowding vary. According to HUD, the most widely used measure assumes that a home becomes unhealthy and unsafe where there are more than 1, or sometimes 1.5, household members per room.⁵ Another frequently used measure is the number of individuals per bedroom, with a standard of no more than 2 persons per bedroom. Assisted housing programs usually apply this standard.

According to the 2000 Census, 3 percent of owner-occupied housing units in San Diego (6,700 units) were overcrowded (using the more than 1.5 persons per room definition) and 11 percent of renter-occupied units (25,500 units) were overcrowded. The 2007 ACS reports a much lower level of overcrowding at less than one percent for owners and 2.2 percent for renters.

³ The data on plumbing facilities were obtained from both occupied and vacant housing units. Complete plumbing facilities include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit.

⁴ A unit has complete kitchen facilities when it has all of the following: (1) a sink with piped water; (2) a range, or cook top and oven; and (3) a refrigerator. All kitchen facilities must be located in the house, apartment or mobile home, but they need not be in the same room. A housing unit having only a microwave or portable heating equipment, such as a hot plate or camping stove, should not be considered as having complete kitchen facilities. An icebox is not considered to be a refrigerator.

⁵ The HUD American Housing Survey defines a room as an enclosed space used for living purposes, such as a bedroom, living or dining room, kitchen, recreation room, or another finished room suitable for year-round use. Excluded are bathrooms, laundry rooms, utility rooms, pantries, and unfinished areas.

Overcrowding can be an issue more prevalent among certain racial and ethnic groups, lower-income households and inner-city dwellers. In 2007, Hispanic or Latino, Asian and, to a lesser extent, African American households were more likely to be living in crowded conditions when compared to White alone, not Hispanic or Latino households. Approximately 15.7 percent of Hispanic or Latino households were crowded compared to 1.4 percent of White alone, not Hispanic or Latino households⁶. This compares to 6.7 percent for African American households that were in living in crowded conditions and 8.7 percent of Asian households. The higher prevalence of crowding could be because of a preference for an extended family to occupy one housing unit, lower average incomes held by certain ethnic groups, or a greater likelihood of ethnic groups living in smaller rental properties.

Affordability. This section discusses the affordability of both for sale and rental housing in the city of San Diego, beginning with for sale housing.

Housing to buy. The median value of an owner-occupied home in the City of San Diego was \$558,100 in 2007 according to the ACS⁷. In 2000, the Census estimated the median at \$220,000. Based on these estimates, the median has increased by \$338,000, or by an average of \$48,000 per year. This equates to a 154 percent increase in value since 2000, or an average of 22 percent per year.

In 2007, a household would need to earn about \$100,000 more to be able to afford the median priced home than they would have needed to earn in 2000. The median household income of San Diego owners has increased since 2000—but only by \$22,130.

The San Diego Association of Realtors reported an average for sale price in San Diego County of \$509,500 as of second quarter 2008. This was down from \$526,500 in the first quarter of 2008.

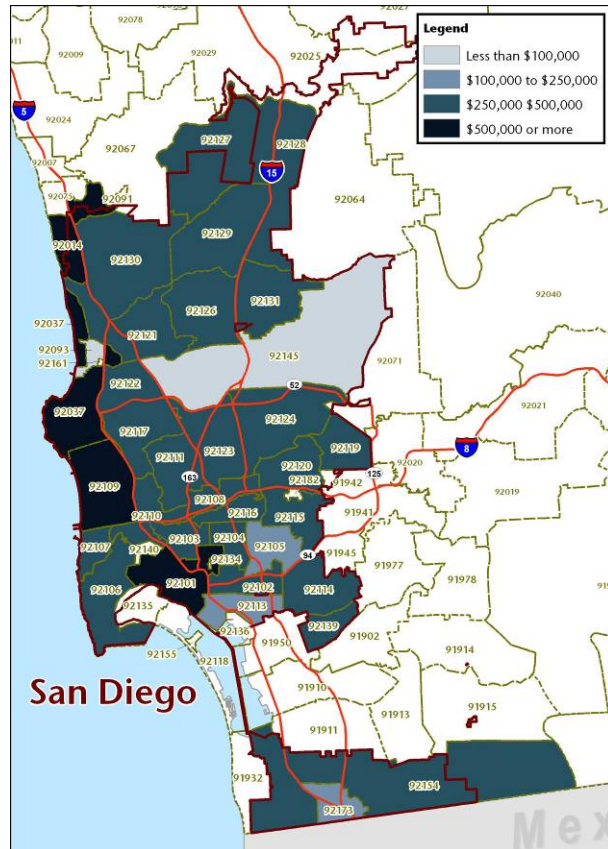
More recent reports on the for sale market in San Diego show dramatic drops in prices. DataQuick, which is based in San Diego, reports a median price of home sales in all of Central San Diego of \$259,000 in January 2009, compared with \$360,000 for all of 2008.

Home prices vary dramatically by zip code, as shown by Exhibits III-4 through III-7. The maps present the median sales prices for attached and detached homes separately, for 2007 and through April 2008.

⁶ This comparison uses the more than 1.0 persons per room definition for “crowding.” Data by race and ethnicity are not available at the 1.5 persons per room level.

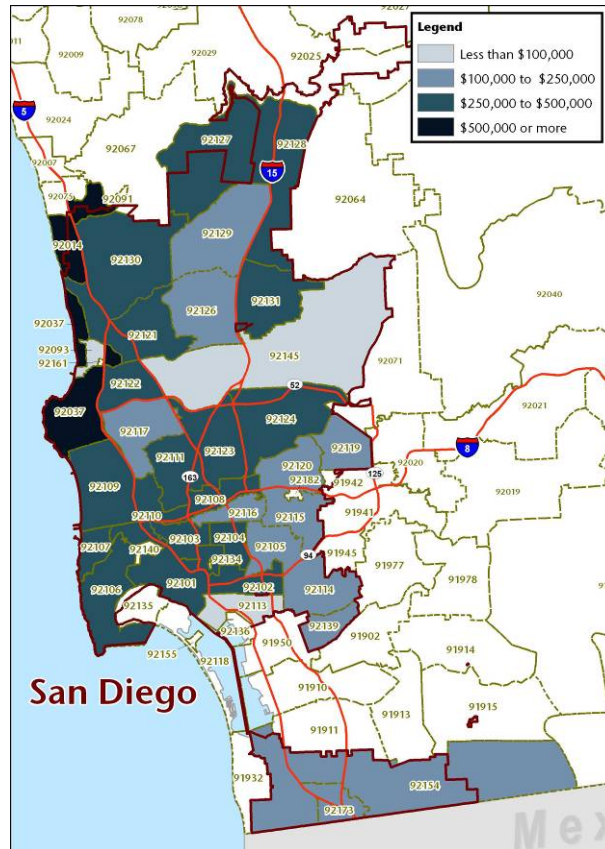
⁷ Mobile homes were substantially cheaper at a median of \$55,800 in 2007, less than 10 percent of the median valued owner-occupied home.

Source:
BBC Research & Consulting from data provided by
San Diego Association of Realtors.



Source:
BBC Research & Consulting from data provided by
San Diego Association of Realtors.





Housing to rent. In 2000, the median rent in San Diego was \$763. In 2007, the median had increased to \$1,209, or by 58 percent. In 2007, according to ACS, a renter is paying \$446 more per month for the median rental unit than in 2000. This renter would need to earn \$17,800 more per year to cover the cost of this increase without being cost burdened. By comparison, the median income for renters in San Diego increased by \$12,000 between 2000 and 2007.

In its Fall 2008 apartment survey, the San Diego County Apartment Association reported an average monthly rental rate of \$884 for studio apartments in the city; \$1,275 for 1 bedrooms; \$1,586 for 2 bedrooms; and \$1,859 for 3+ bedrooms. Exhibit III-8 shows the average rental rates by apartment size for San Diego apartments from spring 2007 to fall 2008. The exhibit shows little change in rent prices during the period except for studio apartments which have become less expensive on average.

Exhibit III-8.
Average Rental Rates, City of San Diego, Spring 2007 to Fall 2008

	Spring 2007	Fall 2007	Spring 2008	Change from Spring 2007	Fall 2008	Change from Fall 2007
Studio	\$ 1,106	\$ 1,017	\$ 1,078	\$ (28)	\$ 884	\$ (133)
1 bedroom	\$ 1,238	\$ 1,285	\$ 1,286	\$ 48	\$ 1,275	\$ (10)
2 bedrooms	\$ 1,540	\$ 1,596	\$ 1,514	\$ (26)	\$ 1,586	\$ (10)
3+ bedrooms	\$ 1,832	\$ 1,892	\$ 1,916	\$ 84	\$ 1,859	\$ (33)

Source: SDCAA Fall 2008 Vacancy & Rental Rate Survey.

Exhibit III-9 and III-10 shows how the average rental rates vary by zip code. The average rents are shown separately for one and two bedroom rental units, as of fall 2008.

Exhibit III-9.
Average Rent for One-Bedroom Rental Units by Zip Code, San Diego, Fall 2008

Source:
BBC Research & Consulting from data provided by the
San Diego County Apartment Association.



What residents pay for housing. Exhibit III-12 shows the distribution of housing costs in 2007 according to the ACS, along with the income needed to afford the monthly costs. The costs represent both renter and owner households.

**Exhibit III-12.
Monthly Housing
Costs, 2007**

Source:
American Community Survey, 2007.

	Number of Households	Percent	Annual income required to afford costs
Less than \$100	1,121	0%	\$ 4,000
\$100 to \$199	5,365	1%	\$ 7,960
\$200 to \$299	15,553	3%	\$ 11,960
\$300 to \$399	12,001	3%	\$ 15,960
\$400 to \$499	13,107	3%	\$ 19,960
\$500 to \$599	13,393	3%	\$ 23,960
\$600 to \$699	14,995	3%	\$ 27,960
\$700 to \$799	20,830	4%	\$ 31,960
\$800 to \$899	22,905	5%	\$ 35,960
\$900 to \$999	25,544	5%	\$ 39,960
\$1,000 to \$1,499	100,232	21%	\$ 59,960
\$1,500 to \$1,999	76,752	16%	\$ 79,960
\$2,000 or more	140,575	30%	\$ 80,000
No cash rent	6,096	1%	

Sixty-eight percent of the city's households pay more than \$1,000 per month in housing costs, with 30 percent paying \$2,000 and more. By comparison, an estimated 52 percent of the city's households earned enough to pay more than \$1,000 in housing costs.

Cost burden. In the housing industry, housing affordability is commonly defined in terms of the proportion of household income that is used to pay housing costs. Housing is “affordable” if no more than 30 percent of a household's monthly income is needed for rent, mortgage payments and utilities. When the proportion of household income needed to pay housing costs exceeds 30 percent, a household is considered “cost burdened.”

In 2007, the ACS estimated that more than half of the city's renters are cost burdened: 54 percent pay more than 30 percent of their incomes in rents and utilities. Of these cost burdened households, 48 percent are “severely” cost burdened, meaning they pay more than 50 percent of their income in housing costs. Overall, one-fourth of the city's renters are severely cost burdened.

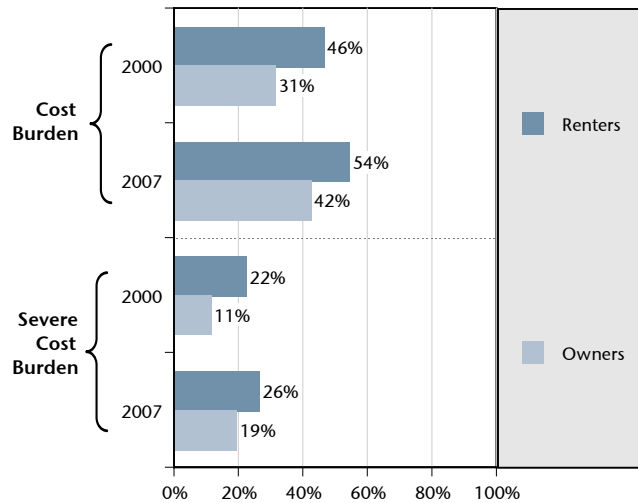
Cost burden among renters has increased since 2000, when 46 percent of all renters were cost burdened. In 2007, 22,400 more renters were cost burdened than in 2000. The city's number of cost burdened renters has increased by 23 percent since 2000—almost 3 times the rate of the overall household growth.

About 42 percent of the city's owners were cost burdened in 2007 according to the ACS. This is up from 31 percent in 2000. There are 38,900 more cost burdened owners in 2007 than existed in 2000, or 67 percent more, which is about 8 times the overall growth in households. Severe cost burden, although lower among owners, has increased more significantly for owners since 2000.

Exhibit III-13 shows the levels of cost burden for renters and owners and the change in cost burden from 2000.

**Exhibit III-13.
Cost Burden, 2000 and 2007**

Source:
American Community Survey 2007 and U.S. Census 2000.



Gaps in housing market. To understand more specifically where the housing market in San Diego fails to meet residents’ needs, we performed an exercise called a “gaps analysis.” This section reports the results of the model.

The gaps exercise compares the supply of housing at various price points to the number of households who can afford such housing. If there are more housing units than households, the market is “over-supplying” housing at that price range. Conversely, if there are too few units, the market is “under-supplying” housing.

Renters. According to the ACS, 50 percent of San Diego’s rental units are priced under \$1,175 per month; 50 percent rent for more. Just 10 percent of units rent for less than \$575 per month. This compares with 29 percent of the city’s renters who cannot afford to pay more than \$575 in rent costs.

Exhibit III-14 compares the number of San Diego households at various income ranges with the supply of rental units. The column on the far right shows the mismatch between supply and demand. For example, there are 36,144 renters in the city who earn less than \$15,000 per year and can only afford to pay \$325/month or less in rent. There are 13,255 units and vouchers available to serve these renters—leaving a difference, or shortage, of 22,889 units. This is the area where the city has the greatest rental housing needs.

Once renters earn \$35,000 and more—especially those earning \$50,000 and more—they can find many affordable rental units.

Exhibit III-14.
Mismatch in Rental Market, City of San Diego, 2008

Income Range		Renters		Maximum Affordable Rent & Utilities	Total Rental Units and Vouchers		Rental Gap
		Number	Percentage		Number	Percentage	
\$0	\$14,999	36,144	15%	\$ 325	11,983	4%	-22,889
\$15,000	\$24,999	33,044	14%	\$ 575	15,818	6%	-16,758
\$25,000	\$34,999	27,015	11%	\$ 800	34,526	13%	4,693
\$35,000	\$49,999	40,526	17%	\$ 1,175	65,829	26%	28,486
\$50,000	\$74,999	45,484	19%	\$ 1,800	80,476	32%	32,872
\$75,000	\$99,999	26,980	11%	\$ 2,400	26,890	10%	-76
\$100,000	\$149,999	24,214	10%	\$ 3,650	21,657	8%	-2,556
\$150,000	\$500,000	10,480	4%	\$ 3,650			-10,480
Total		243,888	100%		257,180	100%	

Source: BBC Research & Consulting.

It is good news that renters earning more than \$50,000 have ample rental opportunities because their options for purchasing in San Diego are extremely limited. Renters earning \$100,000 could afford just 16 percent of homeownership units (see the “Cumulative Percentage Available” in the Exhibit below). Renters must earn \$150,000 and more before half of owned units become affordable to them.

Exhibit III-15 demonstrates the affordability of the city’s for sale market to its renter population.

Exhibit III-15.
Market Options for Renters Wanting to Buy, San Diego, 2008

Income Range		Renters		Maximum Affordable Home Price	Estimated Housing Units	Percent All Units	Cumulative Percentage Available	Units Available per Renter Household	Difference in Proportions
		Number	Proportion						
\$0	\$14,999	36,144	15%	\$ 52,668	3,749	2%		0.10	-13%
\$15,000	\$24,999	33,044	14%	\$ 87,782	2,654	1%	3%	0.08	-12%
\$25,000	\$34,999	27,015	11%	\$ 122,896	1,637	1%	3%	0.06	-10%
\$35,000	\$49,999	40,526	17%	\$ 175,567	1,802	1%	4%	0.04	-16%
\$50,000	\$74,999	45,484	19%	\$ 263,352	11,742	5%	9%	0.26	-14%
\$75,000	\$99,999	26,980	11%	\$ 351,137	18,519	7%	16%	0.69	-4%
\$100,000	\$149,999	24,214	10%	\$ 526,707	73,673	30%	46%	3.04	20%
\$150,000	\$500,000	10,480	4%	\$ 1,755,701	135,088	54%	100%	12.89	50%
Total		243,888	100%		248,865	100%			

Source: BBC Research & Consulting.

Disproportionate need. HUD requires that cities consider “disproportionate need” as part of examining housing needs. Disproportionate need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in a category as a whole.

HUD uses a needs table that reports housing needs by tenure, income and racial/ethnic category to determine disproportionate need. Using this table, we compared housing needs by race and ethnicity to determine disproportionate need. Among all racial/ethnic groups there were no disproportionate needs in housing affordability. That is, the CHAS data do not show a difference in housing needs for lower income persons of different races and ethnicities; instead, all lower income persons have similar proportions of housing needs. For persons with disabilities, almost 48.5 percent of the households with self-care and mobility limitations had housing problems, compared to 43.4 percent of the population as a whole. This does not meet HUD’s definition of disproportionate need but does

indicate a moderately but not drastically disproportionate need for housing assistance among persons with mobility limitations.

Assisted units. The city has numerous assisted housing units ranging from emergency shelters to assist homeless individuals to mixed income rental complexes to affordable homes for sale through the city’s inclusionary zoning program.

The units that are targeted to specific populations are described in the following Special Needs section and listed by targeted clientele. A comprehensive guide of affordable housing by program and unit type—“2009 Affordable Housing Resources”—is attached to the end of this section. The following exhibit displays the location of the city’s affordable housing units by type.

**Exhibit III-16.
Affordable Rental Housing
Locations, San Diego, 2009**

Source:
San Diego Housing Commission’s 2009 Affordable
Housing Resources guide.



The city's major subsidized housing programs provided by the San Diego Housing Commission (SDHC) include the following:

- **Section 8 vouchers—low income renters.** SDHC administers the Section 8 Housing Choice Voucher program in the city. Households must earn less than 80 percent of the AMI to be eligible for the program (the income level is adjusted for family size). Through this program, SDHC currently assists 13,780 residents with their rental costs. There is much demand for the program: The waiting period for Section 8 vouchers is 5 to 7 years, with 35,930 families on the Section 8 wait list.
- The public housing that SDHC previously owned and managed (1,749 rental units) are now vouchers scattered throughout the city that are available for rent by low-income families, seniors and persons with disabilities. Households must earn less than 80 percent of the AMI to be eligible for the program (the income level is adjusted for family size). These units are mostly located in smaller rental complexes (most have fewer than 25 units).
- **Affordable private rental and for sale housing.** Through the city's mandated inclusionary zoning program, private sector developers build affordable rental and for sale housing. These units may be integrated into market rate developments or developed off site. SDHC maintains updated lists of affordable properties on its website at www.sdhc.org⁸. There are income limits for all of the properties. At the time this report was prepared, there were a variety of affordable rental properties available, most with rents serving between 30 and 60 percent of the AMI (roughly \$350/month to \$1,000/month).
- **Home repair programs.** The city has a variety of home rehabilitation/repair programs. Households must earn under a certain amount to be eligible for the programs. The programs include:
 - Owner-occupied residential rehabilitation, which provides loans for the repair of owner-occupied homes and grants for the repair of mobile homes.
 - One percent deferred payment loans are offered for one- to four-unit owner-occupied properties. Loans of up to \$35,000 for single-unit and \$50,000 for two- to four-unit properties are available. Full principal with accrued interest is required upon resale, refinance or taking of additional loans.
 - No interest deferred payment loans of \$10,000 and \$20,000 are also available to single-unit owner-occupants. Full principal with accrued interest is required upon resale, refinance or taking of additional loans.
 - Mobile home repair grants of up to \$5,500 are available to owner-occupants of mobile homes for elimination of health and safety hazards.
 - Owner- and renter-occupied properties built prior to 1979 which have children under 6 years residing in them and are found to have lead hazards can receive grants to mitigate the lead hazards of up to \$10,000 for single family units and \$5,000 per multifamily units (with an additional \$5,000 available for multi-unit common areas).
 - The city's redevelopment areas offer additional owner-occupied rehabilitation assistance.

⁸ <http://www.sdhc.org/giaffordhousingnews1.shtml>

- **Downpayment assistance.** The city also offers a variety of programs to help potential homeowners afford to purchase homes in the city. Households must earn under a certain amount to eligible for the programs. The programs include:
 - First-time homebuyers can receive a tax credit equal to 15 or 20 percent of the mortgage interest they pay each year on their federal taxes. Buyers apply through local lenders.
 - Downpayment and closing cost assistance is available to buyers applying for the tax credits described above. Up to \$10,000 can be used toward downpayment and closing costs; this grant must be repaid if the buyers sells the home within 6 years.
 - The city's Shared Equity program provides loans with zero percent interest on a second deed of trust against the purchased property. The maximum loan amount is \$93,800 or 25 percent of the purchase price or appraised value. The loan has a 30 year term; however, if the property is sold or the loan is paid off within 15 years, the equity in the property is shared with the SDHC. The State of California offers a similar program, for which city residents are also eligible.
 - The city offers two versions of condominium conversion loans for very low to moderate income renters who are in rental complexes that are being converted to condominiums. These programs help renters purchase their units. The maximum loan amount is \$93,800 or 25 percent of the purchase price or appraised value. The loan has a 30 year term; however, if the property is sold or the loan is paid off within 15 years, the equity in the property is shared with the SDHC.
 - The Centre City Redevelopment Corporation, on behalf of the Redevelopment Agency of San Diego, has a program that assists first-time homebuyers purchase a home in downtown San Diego. The program provides financing in the form of a second deed of trust loan (30 years, zero percent interest) up to \$75,000. If the buyer sells within 30 years, they must pay an amount equal to the Corporation's share of the appreciation in value of the property.

Special Needs Housing

Due to lower incomes and the need for supportive services, special needs groups are more likely than the general population to encounter difficulties finding and paying for adequate housing, and often require enhanced community services. The groups discussed in this section include:

- | | |
|--|--|
| ■ The elderly and frail elderly; | ■ Persons with HIV/AIDS; |
| ■ Persons with physical disabilities; | ■ At-risk youth; |
| ■ Persons with developmental disabilities; | ■ Victims of domestic violence; and |
| ■ Persons with severe mental illness; | ■ Persons experiencing homelessness and at risk of homelessness. |
| ■ Persons with substance abuse problems; | |

The methodology used to gather and analyze information for the housing and non-housing needs assessment involved a variety of tasks including review and analysis of secondary data and existing studies on the housing needs of special populations including persons who are homeless, as well as focus groups with stakeholders and service providers in the city.

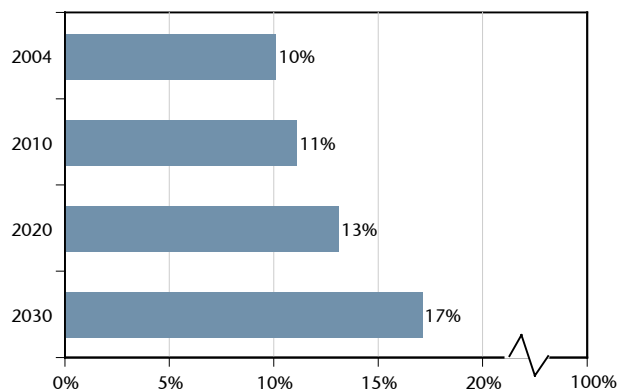
The Elderly

Total population. SANDAG estimates the city's senior population at 144,390 as of 2010, making up 10.6 percent of the city's population overall. By 2030, the senior population is projected to grow to 286,157, or 17.3 percent of the city's population—an increase of 98 percent.

Exhibit III-17 shows the increase in the proportion of the city's elderly population between 2004 and 2030.

Exhibit III-17.
Percentage of San Diego's population
that is Elderly, 2004 to 2030

Source:
SANDAG.



Frail elderly are defined for the purposes of this report as individuals age 65 and older with a self-care disability. In 2007, according to the ACS, 12,761 of the city's elderly had a self-care disability, or about 10 percent of all elderly. According to CHAS data – special tabulations of the 2000 Census reported by HUD – 32 percent of elderly households in San Diego have self-care or mobility limitations and can be considered “frail.”

Housing the elderly. Elderly housing can best be described using a continuum of options, ranging from independent living situations to nursing homes with intensive medical and personal care support systems. Common steps along this housing continuum include the following:

- **Independent living.** The elderly may live with relatives, on their own or in subsidized units.
- **Congregate living.** Typically unsubsidized facilities that can be quite expensive for low- and moderate-income elderly. Normally, three meals per day are available, with at least one included in the monthly charge. Organized social activities are generally provided.
- **Assisted living facilities.** 24-hour non-nursing assistance, often including bathing, dressing and medication reminders. These facilities are not medical in nature and typically do not accept Medicaid reimbursement; however, nursing care is sometimes provided through home health care services. These facilities can also be fairly expensive.
- **Nursing homes.** 24-hour nursing care. Services may be generalized or specialized (e.g., for Alzheimer's patients). Nursing homes are less medical intensive than hospitals and accept Medicaid reimbursement.

There is an increasing likelihood that seniors, particularly women, will live alone as they age. This is due in large part to the longer life expectancies of women.

In most communities, seniors prefer to stay in their own homes as long as possible. If they are nearby, family members can assist with basic care needs, enabling seniors to remain in their homes longer than they would otherwise. However, the increased work demands and the transience of the population in recent years have made family assistance more challenging. Home health care and housekeeping services can be critical to helping elderly remain in independent living settings as they age.

Needs of the elderly. Low-income seniors face a wide range of housing issues, including substandard housing, a need for modifications due to physical disabilities as well as a lack of affordable housing.

Substandard housing. HUD's 1999 Elderly Housing Report provides the latest national data available on seniors living in housing in need of repair or rehabilitation.⁹ HUD reported that 6 percent of seniors nationwide lived in housing that needed repair or rehabilitation. Applying this rate to the City of San Diego, it is estimated that as many as 8,663 elderly residents (6 percent of the city's elderly population) were likely to live in substandard housing in 2009.

Disability. In 2007, 38 percent of non-institutionalized elderly persons in San Diego (47,879 elderly) reported that they had some form of disability (sensory, medical or physical)¹⁰. This compares with 11 percent of non-institutionalized residents overall who reported a disability. Elderly persons with such needs are best housed in accessible housing (including assisted living and nursing home facilities), or need assistance (modifications as well as services) to remain in their homes.

Income constraints. Compounding the needs some seniors face for home repair or improvements are the low- and/or fixed-incomes they have available to make those changes. In addition, as their non-housing costs have increased (e.g., prescription drugs, health care), they have less to spend on housing costs.

Elderly make up a disproportionate share of the lowest income households in San Diego: Of the 35,000 households earning less than \$15,000 in 2007, seniors made up 41 percent. In 2007, 10,235 seniors lived below the poverty level in San Diego. This is equivalent to a poverty rate for seniors of 8.7 percent.

ACS data from 2007 showed the highest cost burden among the city's youngest and elderly households. In 2007, an estimated 74 percent of elderly households, or 15,409 households, were cost burdened, meaning they paid more than 30 percent of their monthly income in housing costs.

According to CHAS data from 2000, approximately 53 percent of elderly renter households and 26 percent of elderly owner households were cost burdened. Applying this same rate to the 2007 elderly household population produces an estimate of 27,500 elderly renter and owner households that were cost burdened. Among the estimated 25,400 elderly households in San Diego with self-care and mobility limitations (the "frail elderly"), an estimated 9,600 had housing problems, or about 38 percent.

⁹ Department of Housing and Urban Development, *Housing Our Elders: A Report Card on the Housing Conditions and Needs of Older Americans*, 1999.

¹⁰ "Non-institutionalized" means not living in an institution such as a nursing home or group home.

Resources. This section discusses the housing and services available to assist seniors in need in San Diego.

Housing. There are several different housing options available to seniors. Nursing homes serve the frail elderly population unable to take care of themselves. Assisted living centers serve elderly individuals who still maintain adequate mental and physical capabilities and provide assistance with daily activities such as bathing, taking medications, eating, dressing, etc. Seniors who can live independently and have lower incomes are assisted through home health care and housing rehab programs in addition to subsidized rentals.

State-regulated Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide some medical services. RCFEs may also be known as assisted living facilities, retirement homes and board and care or group homes. The facilities can range in size from six beds or less to over 100 beds.

Exhibit III-18 summarizes the specialized housing currently available to the elderly in San Diego, focusing on independent rental units serving lower income elderly and RCFEs. Once elderly are unable to live on their own, if they do not have family nearby who can assist them and/or access to other support services, they usually move to a nursing home setting. Nursing homes are regulated at the state level, by the Department of Public Health.

It should be noted that while lower-income seniors typically do not take advantage of private assisted living facilities because they are cost prohibitive, the State of California has had an Assisted Living Waiver Pilot Project in place during the past 3 years for three counties (San Diego is not one of the pilot project counties). The goal of the pilot project was to enable low-income, Medi-Cal eligible seniors and persons with disabilities, who would otherwise require nursing facility services, to remain in or relocate in their communities by receiving assisted living services (this may or may not include placement in an assisted living facility). The program is in the process of being converted to a five year federal waiver program.

Exhibit III-18.
Housing Available to Low Income and/or Disabled Seniors, 2009

Name	Address	Unit Size	Units	Beds	Target Clientele
Residential Care Facilities for the Elderly					
Various	Various	Various		5,273	Seniors 60+
Low Cost Rentals					
Barrio Senior Villas	2322 Newton Ave.	1-bedroom and 2-bedroom	10		Seniors 62+
Casa Colina Del Sol	5207 52nd Pl.	1-bedroom	75		Seniors 62+; Disabled
Cathedral Arms	3911 Park Blvd.	Studio and 1-bedroom	205		Seniors 62+
Cathedral Plaza	1551 Third Ave.	Studio and 1-bedroom	172		Seniors 62+
CCBA Senior Garden	438 Third Avenue	Studio and 1-bedroom	45		Seniors 55+
Cerro Pueblo Apts.	2835 Clairemont Dr.	1-bedroom	45		Seniors 62+
City Heights Square	4065 43rd Street	Studio and 1-bedroom	150		Seniors
Columbia Tower	94 State Street	Studio and 1-bedroom	150		Seniors 62+
Golden Age Garden Apts.	740 S. 36th Street	1-bedroom	76		Seniors 62+
Grace Tower	3955 Park Blvd.	Studio and 1-bedroom	165		Seniors 62+
Green Manor	4041 Ibis St.	Studio and 1-bedroom	150		Seniors 62+
Guadalupe Plaza	4142 42nd St.	1-bedroom	124		Seniors 62+; Disabled
Harmony Home Apts.	4251 44th St.	1-bedroom	12		Seniors 65+; Disabled
Horton House	333 "G" St.	Studio and 1-bedroom	150		Seniors 62+; Disabled
Jean C. McKinney Manor	5641 Imperial Avenue	1-bedroom	50		Seniors
Lakeshore Villa	6888 Golfcrest Dr.	1-bedroom	126		Seniors 62+
Lions Community Manor	310 Market St.	1-bedroom	129		Seniors 62+
Luther Tower Apts.	1455 Second Ave.	Studio and 1-bedroom	32		Seniors 62+
Olivewood Gardens	2865 55th St.	1-bedroom	60		Seniors 55+
Park Place Apts.	4033 33rd Street	1-bedroom	32		Seniors 62+
Potiker Residence	525 14th Street	Studios	200		Seniors
Redwood Villas	3060 53rd Street	Studio, 1-bedroom and 2-bedrooms	90		Seniors
San Diego Apts.	4085 44th St.	Studio and 1-bedroom	16		Seniors 55+; Disabled
San Diego Square	1055 9th Ave.	1-bedroom	154		Seniors 62+
Silvercrest San Diego	727 "E" Street	1-bedroom	123		Seniors 62+
Sorrento Tower	2875 Cowley Way, #102	Studio and 1-bedroom	184		Seniors 62+
St. Paul's Manor	2635 Second Ave.	1-bedroom	147		Seniors 60+
St. Stephens Apts.	5825 Imperial Avenue	1-bedroom	50		Seniors 55+
St. Stephen's Retirement Center (formerly Lazzell)	5625 Imperial Ave	Studio and 1-bedroom	59		Seniors 62+
Trinity Manor	3940 Park Blvd.	1-bedroom	98		Seniors 62+
Villa Alta	4227 52nd St.	1-bedroom	69		Seniors 62+
Villa Merced	1148 Beyer Way	1-bedroom	100		Seniors
Vista Serena Apts.	3155 "L" Street	Studio and 1-bedroom	21		Seniors 62+
Wesley Terrace	5343 Monroe Ave.	Studio and 1-bedroom	160		Seniors 62+
Westminster Manor	1730 Third Ave.	Studio and 1-bedroom	152		Seniors 62+
Section 8 Vouchers					
Various	Various	Various	approx. 4,400		Seniors and disabled, low income

Source: California Department of Social Services and San Diego Housing Commission.

In addition to the above, state-licensed adult care facilities provide a care setting during the day for adults who cannot care for themselves. There are 812 spaces within 15 adult day care facilities in San Diego.

Rehab programs. In addition to the housing units above, the city has a number of programs that are available to assist households with home repairs and maintenance and that give preferences to seniors. Major programs include:

- **Shared Housing Program.** This program is operated by ElderHelp of San Diego. The Shared Housing Program matches persons in need of low-cost housing with residents who have space in their homes to share. Home providers supply a private bedroom, shared common space and utilities in exchange for the home seeker's contribution of low-cost rent or services.
- **Home Security Screen Door & Lighting Program.** This program funds the installation of free security screen doors and exterior lighting. It serves low income owner-occupied households and gives a preference to seniors and/or disabled persons. The program is administered by the SDHC, which contracts with Labor's Community Service Agency to administer the program.
- **Minor home repairs program.** This program provides limited home repair and some materials to very low income seniors and disabled homeowners. Three agencies administer the program under contract with the SDHC, including Lutheran Social Services, MAAC Project and San Diego Gas & Electric Energy Team.
- Seniors residing in mobile homes can also receive one-time non-repayable grants of up to \$5,500 for the elimination of health and safety standards through the SDHC's **Mobile Home Repair Grants** program.

Persons with Physical Disabilities

The Census's definition of disability status is based on individuals' answers to several Census survey questions. According to the Census, individuals have a disability if any of the following three conditions were true: (1) they were 5 years old and over and had a response of "yes" to a sensory, physical, mental or self-care disability; (2) they were 16 years old and over and had a response of "yes" to go-outside-home disability; or (3) they were 16 to 64 years old and had a response of "yes" to employment disability.

The 2000 Census definition of disability encompasses a broad range of categories, including physical, sensory and mental disability. Within these categories are people who have difficulties:

- performing certain activities such as dressing, bathing or getting around inside the home (self-care disability);
- going outside the home alone (go-outside-home disability); or
- working at a job or business (employment disability).

The Census definition of people with disabilities includes individuals with both long-lasting conditions, such as blindness and individuals that have a physical, mental or emotional condition lasting 6 months or more that makes it difficult to perform certain activities. All disability data from the Census is self-reported by respondents.

Total population. In 2007, an estimated 122,028 people residing in San Diego—or 11 percent of the city’s population—had some type of disability. As shown in Exhibit III-19, disabilities are most common for the city’s older residents.

Exhibit III-19.
Disability Status by Age, San Diego, 2007

Source:
U.S. Census Bureau, 2007 American Community Survey.

	Number with Disabilities	Percentage of Age Cohort
5 to 15 years	6,785	4.1%
16 to 64 years	67,364	8.1%
65+ years	47,879	37.6%
Total	122,028	10.9%

Disabilities as defined by the census can include physical, sensory, mental, self-care, go-outside-the-home and employment disabilities. Of all San Diegans age 5 and older, 74,824 had a *physical* disability in 2007. This is equivalent to 6.7 percent of the population 5 years and older. Of the residents with physical disabilities, over 15 percent lived below the poverty line, compared to 11 percent of the population overall.

According to 2000 CHAS data, almost 48.5 percent of the households with self-care and mobility limitations had housing problems, compared to 43.4 percent of the population as a whole, indicating that there is a moderately but not drastically disproportionate need for housing assistance among persons with mobility limitations.

As noted above, SANDAG estimates that the city of San Diego’s elderly population will grow substantially in the next 20 years. Since seniors have a much higher probability of being disabled, the housing and service needs for persons with disabilities should grow considerably commensurate with senior population growth.

Resources. In determining the resources available to people with physical disabilities in San Diego, it should be noted that individuals may have access to the following federal and state supportive programs to help meet their housing needs:

- Supplemental Security Income (SSI) is a federal support program that is available to people who have disabilities as well as limited income and resources.
- Medicaid can be used by individuals in nursing homes or hospital care. Medicaid waivers make Medicaid available for home- and community-based services, such as transportation. They cannot be used to cover the cost of housing, although up to \$10,000 can be used for environmental modifications (i.e., ramps, handrails, etc.).

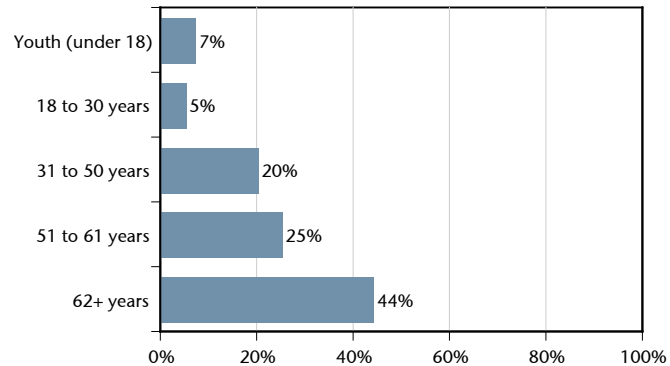
Housing. The San Diego Housing Commission has 476 subsidized housing units that are accessible to persons with disabilities. This is equivalent to 27 percent of all subsidized housing units owned and operated by the Commission.

Of the accessible units, 320 are elderly/disabled units with 36 wheelchair-accessible, and 49 sight and/or hearing impaired equipped units. Another 156 are family/disabled units with 56 wheelchair-accessible, and 100 sight and/or hearing impaired equipped units.

In addition, residents with disabilities receive Section 8 vouchers to assist them make their rent payments. Altogether, the SDHC assists a total of 8,819 people with disabilities with housing. The majority of those assisted are seniors and older adults. Exhibit III-20 shows the proportion of people assisted with disabilities by age.

Exhibit III-20.
Persons with Disabilities
Receiving Housing Assistance
from SDHC by Age, 2009

Source:
San Diego Housing Commission.



In addition to the SDHC, local nonprofits assist persons with disabilities to obtain housing and services. Many of the housing units available to persons with disabilities are also available to seniors and are captured in the senior housing exhibit (Exhibit III-20) above. There are a few developments available to persons with disabilities *only*; these are shown in Exhibit III-21 below.

Adult Residential Facilities (ARF) are state-regulated facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

Exhibit III-21.
Housing Available to Disabled Residents Only, 2009

Name	Address	Unit Size	Units	Beds	Target Clientele
Low Cost Rentals					
Adult Residential Facilities	Various	Various	Various	1,209	Physically developmentally disabled
Harbor View	404 47th Street	2-bedroom 3-bedroom	60		Disabled
Mercy Gardens	540 Lewis Street	Studio 1-bedroom	22		Disabled with HIV/AIDS
Reese Village	4809 70th Street	1-bedroom	18		Disabled elderly
Villa Harvey Mandel Apts.	72 17th Street	Studio 1-bedroom	90		Disabled; homeless
Village Place Apts.	32 17th Street	1-bedroom	46		Disabled; homeless
Vista Lane Courts	440 South Vista Lane	Studio 1-bedroom 2-bedroom	40		Disabled

Source: San Diego Housing Commission.

In addition to the housing described above, low income persons with disabilities receive preferences for the city's Home Security Screen Door & Lighting and Minor Home Repairs programs (described under the elderly section).

Persons with Developmental Disabilities

Definition. Title 17 of the California Code of Regulations defines a developmental disability as follows:

- a disability that is attributable to mental retardation, cerebral palsy, epilepsy, autism, or disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation;
- is manifested before the individual attains age 18;
- is likely to continue indefinitely;
- results in a “substantial disability” that impairs cognitive and/or social functioning, representing sufficient impairment to require interdisciplinary planning and coordination of special or generic services to assist the individual in achieving maximum potential;
- and causes functional limitations in three or more of the following areas of major life activity: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living and economic self-sufficiency.

Total population. The Administration on Development Disabilities (ADD) estimates there are nearly four million Americans, or 1.4 percent of the total population, with a severe developmental disability. Applying this percentage to the City of San Diego’s 2007 population, approximately 17,900 residents would have a developmental disability.

The Centers for Disease Control and Prevention (CDC) estimates that about 17 percent of U.S. children under 18 years of age have a developmental disability. Applying this incidence rate to the population of children in San Diego suggests that approximately 49,500 children have some form of physical, cognitive, psychological, sensory or speech impairment. This estimate is higher than the ADD estimate as it includes non-severe developmental disabilities. Additionally, the CDC estimates that approximately 2 percent of school-aged children in the U.S. have a serious developmental disability, such as mental retardation or cerebral palsy and need special education services or supportive care. Applying this percentage indicates that approximately 4,000 children in the City of San Diego have a serious developmental disability. These estimates are on par with data from the San Diego Regional Center, which serves roughly 9,300 developmentally disabled children in the 2-county San Diego area and 38 percent of this total, or about 3,550 children, at its location in the City of San Diego alone.

The Institute on Community Integration at the University of Minnesota estimates that 33 percent of persons with developmental disabilities live below the poverty level. Applying this to the 2007 estimation of the number of persons with developmental disabilities living in San Diego, an estimated 5,900 persons in San Diego with developmental disabilities live below the poverty level and are likely in need of housing assistance.

About half of the developmentally disabled clients served by the San Diego Regional Center are children and about a third speak a language other than English (most commonly Spanish).

Resources. A number of facilities in the greater San Diego area specialize in service for developmentally disabled persons, including the San Diego Regional Center for the Developmentally Disabled and the ARC of San Diego. These organizations offer comprehensive services for persons

for individuals with developmental disabilities and their families, including diagnosis, counseling, coordination of services, advocacy and community education/training.

San Diego has about 115 residential care facilities licensed by the California Department of Social Services that serve persons with developmental disabilities. These facilities generally serve at least four and no more than eight developmentally disabled individuals each. Together, these residential care facilities have capacity for 665 persons with developmental disabilities. Of the 6,519 clients served by the San Diego Regional Center within the city, 5,256 (about 80 percent) live with relatives or in a foster home, 495 live independently, and 727 live in supportive living or community care facilities. The remainder are mostly institutionalized or have some other short-term housing arrangement.

As an alternative to residential care, persons with developmental disabilities can receive services from Adult Day Programs, which provide health and social services, individual therapeutic and psychological care during the day. In San Diego, the 14 Adult Day Programs licensed with the California Department of Social Services can serve up to roughly 810 persons per day, including persons with developmental disabilities. The San Diego Regional Center funds adults day programs that serve 1,479 developmentally disabled persons, and 443 developmentally disabled children are at public schools.

Persons with Mental Illnesses

The Center for Mental Health Services (CMHS) defined a Severe Mental Illness (SMI) as a “diagnosable mental, behavioral or emotional disorder that met the criteria of DSM-III-R and that has resulted in functional impairment which substantially interferes with or limits one or more major life activities.” An SMI can only be diagnosed for adults; the equivalent diagnosis for children 17 and under is a severe emotional disorder (SED).

Total population. According to the 2007 ACS, 48,242 persons age 5 and older in San Diego had some sort of mental disability. The age group with the highest rate of mental disability was seniors 75 and older, of which 15 percent had a mental disability, compared with 6 percent of seniors 65 to 74 years old. The rate of mental illness in age groups below 65 was below 4 percent.

These numbers represent a slight increase from the 2000 Decennial Census, in which 46,369 San Diego residents were found to have mental disabilities, and this represented the same proportion of the population (4.2%) as in 2007. The rates of mental disability prevalence in each age group were similar: 17 percent for seniors over 75 years old; 8 percent for seniors 65 to 75; and around 3 to 4 percent for age groups below 64.

Persons with mental disabilities are more likely to live in poverty, according to data from the American Community Survey. In 2007, over 19 percent of the mentally disabled population in San Diego lived below the poverty line, compared to 11% of the population overall. A 2008 point-in-time homelessness count by the San Diego Regional Task Force on the Homeless found that 936 homeless adults in the City of San Diego had mental illnesses, or about 24 percent of the homeless adults surveyed.

Resources. According to the California Social Services website, residential care facilities include “that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs” as a result of a physical, developmental or mental disability. There are

currently 12 residential care facilities specializing in emergency and transitional care for persons with mental illnesses. Many of these facilities also serve persons with substance abuse issues. Together, these facilities have capacity for almost 370 persons, as shown in Exhibit III-22.

Exhibit III-22.

Transitional Care Facilities for Persons with Severe Mental Illness, City of San Diego

Name	Address	Beds/ Units	Target Clientele
Social Rehabilitation Facilities			
Community Research Foundation:			
Isis Center	892 27th St.	12	Severely Mentally Ill (SMI)
Jary Barreto Crisis Center	2865 Logan Ave.	5	Severely Mentally Ill (SMI)
New Vistas Crisis Center	734 10th Ave.	14	SMI and Substance Abuse
Vista Balboa Crisis Center	545 Laurel Street	16	Severely Mentally Ill (SMI)
Community Mental Health Services	3177 Oceanview Blvd	23	Severely Mentally Ill (SMI)
Transitional & Supportive Housing			
Community Research Foundation - 10th Ave. Apts.	743 10th Ave.	28	Severely Mentally Ill (SMI)
Episcopal Community Services - Safe Haven Transitional Shelter	2822 5th Ave.	19	Severely Mentally Ill (SMI)
Vietnam Veterans of San Diego:			
Mahedy House	866 24th St.	14	SMI and Substance Abuse
Rehabilitation Center	4141 Pacific Hwy.	87	SMI and Substance Abuse
Pathfinders - Shelter Plus Care	3806 Grim Avenue	17	SMI and Substance Abuse
Association for Community Housing Solutions (TACHS):			
Del Mar Apartments	2172 Front Street	20	Severely Mentally Ill (SMI)
Paseo Glenn Apartments	1865 Titus Street	12	Severely Mentally Ill (SMI)
Sunburst Apartments	1640 Broadway Blvd.	23	Severely Mentally Ill (SMI)
Pine Hollow Apartments	5020 Federal Blvd.	41	Severely Mentally Ill (SMI)
The Cove Apartments	5288 El Cajon Blvd.	19	Severely Mentally Ill (SMI)
Reese Village Apartments	4809 70th Street	18	Severely Mentally Ill (SMI)
Total:		368	

Source: San Diego Housing Commission.

In addition to these rehabilitation and transitional facilities, there are 49 residential care facilities and 17 group homes licensed by the California Department of Social Services that provide specialized long-term care for persons with mental disabilities in San Diego. Together, these facilities have capacity for almost 800 persons. The largest of these facilities are shown in Exhibit III-23.

**Exhibit III-23.
Licensed Residential Care Facilities for
Persons with Severe Mental Illness (SMI),
City of San Diego**

Source:

California Department of Social Services and the California Healthcare Foundation.

Name		Capacity
The Broadway Home	2445 Broadway	49
Chipper's Chalet	835 25th St.	45
Nelson-Havel	1268 22nd St.	40
New Alternatives, #12	4309 3rd Ave.	36
Friendly Home of Mission Hills	3025 Reynard Way	32
Toussaint Academy of Arts & Sciences	1404 5th Ave.	30
New Alternatives, #15	4309 3rd Ave.	28
Jack & Carol Clark Adolescent Treatment	3003 Armstrong St.	24
New Alternatives - Hillcrest #6	4310 3rd Ave.	24
San Diego Center for Children #1	3002 Armstrong St.	24
Salvation Army Door of Hope	2799 Health Center	24
San Diego Center for Children #2	3004 Armstrong St.	24
Friendly Home II	504 Ritchey St.	22
Rosie's Board & Care	4311 49th St.	15
Friendly Home	282 1 B St.	14
Chavez Residential Care Home	511 30th St.	13
Other (capacity 12 and under)	n/a	345
Total:		789

San Diego County and nonprofit agencies provide most supportive services for persons with mental illness in San Diego. The County Health and Human Services Administration's Adult/Older Adult Mental Health Services (A/OAMHS) program offers comprehensive mental health services for adults experiencing severe mental illness, including case management. The County Children's Mental Health Services (CMHS) oversees similar care for children with severe emotional disabilities (SED). Other non-profit agencies providing counseling, rehabilitation and support related to mental illness include the Community Research Foundation and the National Alliance on Mental Illness (NAMI).

Persons with Substance Abuse Disorders

Total population. The U.S. Department of Health and Human Services, through its Substance Abuse and Mental Health Services Administration (SAMHSA), tracks substance abuse prevalence at the state level. According to SAMSHA's 2006 National Household Survey on Drug Use and Health (NHSDUH), the statewide prevalence rate for alcohol or illicit drug dependence or abuse in California is 9.6 percent for persons age 12 and older, slightly higher than the nationwide rate of 9.2 percent. The rate for the region including San Diego and Imperial counties was *significantly higher* at 10.6 percent (the highest rate of all 15 regions in California). Applying this estimate to San Diego's 2007 population 12 years and over according to the American Community Survey, an estimated 114,500 persons would have had some form of substance abuse problem.

The 2006 NHSDUH showed that 11.5 percent of the population ages 12 and older in San Diego and Imperial counties had used marijuana one or more times in the last twelve months, 5.8 percent had used nonmedical pain relievers one or more times in the past 12 months and 2.5 percent had used cocaine one or more times in the last twelve months. Only the rate of nonmedical pain relievers usage was significantly higher than the statewide and national rates (around 4.9 percent). These regional usage rates for persons 12 years and over translate to citywide estimates of 123,700 marijuana users, 62,500 nonmedical pain reliever users and 26,400 cocaine users in San Diego. The

percentage of individuals addicted to these substances is probably lower than the percentage of people reporting usage.

Outstanding need. The 2006 National Household Survey on Drug Use and Health (NHSDUH) estimates that 2.9 percent of the population 12 years and over in the sub-state region including San Diego need but are not receiving treatment for illicit drug use. Applying the percentage to the population in San Diego, approximately 31,200 persons need and are not receiving treatment for illicit drug use. The same study also estimates that 9.0 percent of San Diego area residents age 12 and over need but are not receiving treatment for alcohol use. Using this same incidence rate, approximately 96,700 San Diego residents age 12 and over need but do not receive treatment for alcohol abuse.

Using data from a 2008 point-in-time homelessness count and a client database of agencies serving the homeless population, the San Diego Regional Task Force on the Homeless estimated that 1,486 homeless persons in the City of San Diego had alcohol abuse problems and 1,204 had drug abuse problems.

Resources. According to the San Diego Housing Commission, there are currently at least 14 organizations offering residential treatment facilities for persons with substance abuse problems, with a combined capacity of over 760. As shown in Exhibit III-24 below, the organizations serving the largest number of clients include the Salvation Army, Vietnam Veterans of San Diego, the Community Research Foundation, CRASH, Inc., and Volunteers of America.

**Exhibit III-24.
Licensed Residential Care
Facilities for Persons with
Substance Abuse
Problems, City of San
Diego**

Source:

California Department of Social Services and
the California Healthcare Foundation.

Name	Address	Beds/ Units
Vietnam Veterans of San Diego	various	189
The Salvation Army	1335 Broadway	125
Community Research Foundation	various	98
CRASH, Inc.:	various	89
Volunteers of America	various	63
Tradition One	4104 Delta St.	55
Pathfinders	various	33
Stepping Stone	various	32
Heartland House	5855 Streamview Dr.	26
Crossroads Recovery Home	3594 4th Ave.	20
Way Back	2516 "A" St.	18
House of Metamorphosis	2970 Market St.	7
Turning Point Home of San Diego	1315 25th St.	5
MAAC Project - Casa de Milagros	1127 S. 38th St.	<u>2</u>
		573

The County Health and Human Services Administration's Alcohol and Drug Services (ADS) program provides an integrated system of prevention, intervention, treatment and recovery services for individuals and families affected by alcohol and substance abuse problems. Many other non-profit agencies work with the County to provide prevention, outpatient treatment and rehabilitation services.

Persons with HIV/AIDS

Total population. The Centers for Disease Control and Prevention (CDC) estimates there are now 1,000,000 people, or approximately 0.3 percent of the nation's population, currently living with HIV/AIDS, with over 50,000 new HIV/AIDS infections occurring in the U.S. every year.¹¹ In its 2006 report, the Center for Disease Control (CDC) reported 12,995 cumulative cases of HIV/AIDS in the San Diego metropolitan area, representing a rate higher than that of the nation as a whole. According to the San Diego County Health and Human Services Agency, there were 9,552 cases of HIV/AIDS in the City of San Diego alone. Representing 0.75% of the city population, this is well over twice the rate nationwide.

Outstanding need. Providers of services to people with HIV/AIDS estimate that between 30 and 50 percent of the number of people with HIV/AIDS are in need of housing. According to the advocacy group AIDS Housing of Washington, 65 percent of people living with HIV/AIDS nationwide cite stable housing as their greatest need next to healthcare. The organization also estimates that one-third to one-half of people living with AIDS are either homeless or in imminent danger of losing their homes. Given these national statistics, it is estimated that at least 3,100 persons living with HIV/AIDS in San Diego require housing assistance.

A 2008 survey of persons with HIV/AIDS in San Diego County revealed that about 57 percent had monthly income below \$1,000. About 15 percent of those surveyed said they were homeless, and almost 30 percent said over 50 percent of their monthly income was spent on rent. When asked what they needed to get housing or keep their current housing, almost half said they needed help paying for rent through Section 8 vouchers or other subsidies. The most cited supportive service needs were dental care (reported by 14 percent), legal services (10%), emergency utility payment (10%) and transportation (10%).

Barriers to housing. In addition to living with their illness and inadequate housing situations, persons with HIV and AIDS in need of housing face a number of barriers, including discrimination, housing availability, transportation and housing affordability. The co-incidence of other special needs problems with HIV/AIDS can make some individuals even more difficult to house. For example, an estimated 20 percent of people currently living with HIV/AIDS use or abuse substances other than their own prescription medicine, and 36 percent have abused substances in the past. The incidence of mental illness among the HIV/AIDS community is also high. Approximately 17 percent of people currently living with HIV/AIDS have a persistent mental illness; 5 percent have AIDS-related dementia. Because of frequent concurrence of substance abuse and mental illness with HIV/AIDS, housing providers often struggle to serve this population.

Resources. The primary source of funding for HIV/AIDS housing is the HUD's Housing Opportunities for People with AIDS (HOPWA) program. HOPWA coordinates long-term rental assistance, short-term mortgage/rent payment and utility payment assistance, and other supportive and homeless prevention services. The City of San Diego is the HOPWA program grantee, but all HOPWA programs are administered by the County Department of Housing and Community Development (HCD).

¹¹ Centers for Disease Control and Prevention, "2007 HIV/AIDS Surveillance Report," <http://www.cdc.gov/HIV/topics/surveillance/resources/reports/2007report/pdf/2007SurveillanceReport.pdf>.

HOPWA funds have gone towards a number of activities. Rental subsidies are available to qualifying persons with HIV/AIDS through the PARS Program and the Tenant-Based Rental Assistance (TBRA) Program. HOPWA subsidy programs currently benefit 354 individuals, and an additional 244 receive subsidies from other funding sources. Some HOPWA-funded organizations offer permanent supportive and transitional housing, currently almost 150 individuals in all. These include Stepping Stone, Townspeople, PACTO Latino and St. Vincent de Paul, Inc. Josue Homes. The Center for Social Support and Education offers 15 emergency beds for persons with HIV/AIDS.

HOPWA funds enable a number of community agencies to offer supportive services to individuals with HIV/AIDS. Townspeople provides housing information and referrals to programs and landlords sensitive to HIV/AIDS issues. Being Alive offers information and referrals, seminars, social activities, benefit enrollment assistance, and a moving service. Stepping Stone specializes in treatment of alcohol and substance abuse for persons with HIV/AIDS. Currently, 389 individuals in San Diego receive HOPWA-funded supportive services.

San Diego County's Health and Human Services Agency is in charge of case management for persons with HIV/AIDS, and provides assistance to these persons in accessing medical and social services. The program focuses on persons who are incarcerated and those who require treatment for substance abuse problems.

Military Personnel and Veterans

San Diego County has a strong presence of military personnel due to the various large military bases, including Naval Air Station North Island, Naval Station San Diego, Naval Base Point Loma, Marine Corps Air Station Miramar, and Marine Corps Base Camp Pendleton. The military population also affects housing demand.

Population. According to data from the Department of Defense, 43,292 military personnel lived in the City of San Diego in 2006.¹² This represented the largest concentration of military personnel of any city or military base in California—about 29 percent of the state total. Although this population may be transient in nature, the impact upon housing demand is critical in the immediate areas. On-base military housing is not sufficient to house all military personnel and families. Given the income limitations of many lower-ranking military personnel, the same market forces that impact lower income households also influence housing for military personnel.

According to the 2007 American Community Survey, there were approximately 105,00 veterans living in San Diego in 2007, down from 119,000 in the 2000 Census. This represented about 8 percent of the total population of the city of San Diego. The 2008 point-in-time homeless count found that veterans made up a much larger 20 percent of the city's population, indicating that veterans are well over twice as likely as the general population to be homeless.

Over a third of San Diego's veterans served in the Vietnam War, and this group of veterans has long dealt with particularly serious issues of chronic poverty, homelessness, substance abuse and post-traumatic stress disorder (PTSD).

¹² Department of Defense, Personnel and Procurement Reports and Data Files

Resources. Housing and supportive service needs for military personnel are addressed by the Department of Defense, while the needs of veterans are addressed at the community level. The Vietnam Veterans of San Diego (VVSD) is the largest provider of services to homeless veterans and provides services to veterans representing all periods of military service. VVSD operates a rehabilitation center for 87 veterans and an transitional housing for 14 graduates of the rehabilitation program. Other non-residential services include a legal clinic, a faith-based support group for persons with substance abuse disorders and PTSD, and an annual community-wide effort called “Stand Down” in which a broad base of public and private organizations come together to meet the emergency and rehabilitative needs of homeless veterans. In 2007, the event registered over 790 veterans and placed about 85 veterans in residential programs. More than 600 legal issues were adjudicated for 125 veterans.

Additionally, the city serves the homeless veteran community through its Winter Shelter program, which provides shelter for up to 150 homeless veterans per night in the winter months.

At-Risk Youth

Population. There are four segments of the population of youth in San Diego who have potential housing and supportive service needs: youths aging out of the foster care system; older youth transitioning to adulthood with uncertain future plans; youth at risk of gang involvement; and youth who are homeless. Youth who have no supervision at home after-school, and who lack after-school activities, are also youth who may be at-risk.

Youth exiting the foster care system. At age 18, many youth “age out” of the foster care system, social services and the juvenile justice system. Typically, the foster care system expects youth to live on their own at age 18. Often, youth in foster care do not get the help they need with high school completion, employment, accessing health care, continued educational opportunities, housing and transitional living arrangements, which can lead to longer-term housing and supportive service needs. A 2008 study by the Urban Institute found that only two in five children aging out of foster care are employed by age 24, and half experience homelessness or precarious housing situations.¹³ According to San Diego Youth Services, between 25 and 40 percent of youths aging out of the foster care system experience homelessness within 12 months after their 18th birthday.

According to County officials, there were about 6,300 children living in foster care in San Diego County in 2004-2005.

Youth with uncertain futures. The KIDS COUNT program of the Annie E. Casey Foundation uses annual Census data to track the number of at-risk, or “disconnected” youths throughout the U.S. Disconnected youth are persons ages 18 to 24 who are not presently enrolled in school, are not currently working and have no degree beyond a high school diploma or GED. The statistic intends to capture a population of young adults having difficulty making the transition to adulthood. In 2007, 15,000 young adults ages 19 to 24 in San Diego (9 percent of this population) were reported to be disconnected, much lower than the statewide and nationwide rate of 15 percent.

¹³ Urban Institute (2008). “Coming of Age: Employment Outcomes for Youth Who Age Out of Foster Care through their Middle Twenties.” http://www.urban.org/UploadedPDF/1001174_employment_outcomes.pdf

Youth at risk of gang involvement. Criminal activity and gang involvement are particularly acute problems among “disconnected” youth who do not have strong family support or stable employment. Youth at risk of gang involvement often times have experienced severe abuse, chronic neglect, domestic and dating violence, poor and violent neighborhoods, unmet mental and physical health needs, emotional or behavioral problems, poor peer group choices and relationships and poor academic achievement and poor educational options. These youth are likely involved in the juvenile justice system and may not be able to safely return to their homes or communities or may be abandoned/locked out as result of their families not being able to cope with their behaviors. Gang involvement is sometimes the alternative many of these youth turn to cope with their situations.

According to the San Diego Commission on Gang Prevention and Intervention, there are currently 5,000 youths “on probation” in San Diego. These youths have committed criminal offenses but have had their sentences suspended and have been granted provisional freedom on the promise of good behavior. The largest concentration of these probationers is found in the southern and southeastern areas of the city—specifically, the San Ysidro and Mid-City neighborhoods, or the 4th and 8th Council Districts.

The Commission identified a number of causes of gang involvement among youth, which include lack of family involvement, peer pressure, lack of community involvement, lack of alternative activities, lack of jobs and lack of social services in the area.¹⁴

Youth who are homeless or at risk of homelessness. The KIDS COUNT program of the Annie E. Casey Foundation estimates that 16,000 children under age 18 in San Diego, or 5 percent of this population, are not living with either one of their parents.

Resources. The federal government serves the population of youths aging out of foster care through the John H. Chafee Foster Care Independence Program. The Chafee program offers college and career counseling and can help participants pay for bus passes, car insurance, work clothes and school supplies.

San Diego Youth Services (SDYS) is the primary organization serving the community of homeless, runaway, abused and at-risk youth in the San Diego area. It offers emergency services, coordinates temporary and long-term living arrangements, and provides other supportive services for this population.

SDYS operates a number of emergency and transitional care facilities for at-risk youths. The Storefront is the city’s only emergency shelter for homeless and runaway youth and has capacity for 20 persons. The Bridge is a group home for children age 12 to 17 where up to 8 children can stay as SDYS attempts to reunite them with family or coordinate alternative living arrangements. The Bridgeman Home is a group home specializing in care for up to six deaf and hard of hearing youths. The Take Wing is an 18-month transitional living program that offers 32 transitional housing units and training in independent living to at-risk youths between 18 and 24. Finally, the 35th Street Apartments, inaugurated in 2007, include 8 apartments for young adults who have recently aged out of the foster care system.

¹⁴ The San Diego Gant Prevention and Intervention Commission, Listening Tour Final Report, 2007.

St. Vincent de Paul Village operates the Toussaint Academy of Arts and Sciences, providing housing, education and integrated services to homeless youths between 14 and 17. It has capacity for approximately 35 youths. Run by the San Diego Lesbian, Gay, Bisexual, Transgender Community Center, the Sunburst Apartment complex has 23 studio and one-bedroom units for youths with HIV/AIDS or a mental disability who have experienced homelessness or who are aging out of the foster care system.

A summary of shelter, transitional and permanent supportive housing options for homeless youth and youths ageing out of foster care is shown in Exhibit III-25 below.

**Exhibit III-25.
Housing for At-Risk Youth**

Source:
San Diego Housing Commission.

Name		Beds/ Units
San Diego Youth Services -		
The Storefront (shelter)	confidential	20
The Bridge	3151 Redwood St.	8
Take Wing	3255 Wing St.	42
35th Street Apartments	4445 35th St.	8
St. Vincent de Paul - Toussaint Academy	1404 5th Ave.	35
GLBT Community Center - Sunburst Apts.	1640 Broadway	23
Total		136

In 1971 the Southeast YMCA was renamed The Jackie Robison Memorial YMCA Branch later the Jackie Robinson Family YMCA. Its mission statement describes its dedication to improving and helping all people reach their highest potential through development of the spirit, mind, and body. The youth and teen programs provided at the center include aquatics, day camps for school hours, youth sports, mobile academy and Cox technology center, and primetime after school programs. The Y also hosts a Community Court School program for youth. This is collaboration with the County Office of Education and Probation to keep at risk youth involved in education.

The San Diego Urban League has workforce development programs that help with training, consulting, recruitment and career fair opportunities for youth. Education and Youth programs include BE SMART (Better Education in Science, Math, and Arts for Talented Young Men) provides a positive option in a safe environment in which to develop skills, The Golden Pyramid Academic Scholars Awards (a recognition program for male and female students of African descent in grades 1 through 12) and the Youth Leadership Academy of students residing within San Diego County in grades 6 through 12 that discuss African-American world history, academic achievement, and college-to-career exploration. The Urban League of San Diego County also provide a Parental Advocacy Series that helps in educating parents/guardians on how to be the best advocates for their school-age children.

Inner City Youth was founded in 2002 by James and Angela Ward in order to serve community youth. They work with more than 3,000 youth annually, and 55 to 80 youth on a weekly basis. Their efforts clearly demonstrate the social work values of service, social justice and the dignity and worth of people. In ICY's career center, youth have access to computers to conduct job searches and check email. ICY also has a music studio and youth are required to participate in community service in order to use the recording studio. On weekly basis ICY hosts "Game Days" in which youth get together to play games and participate in round table discussions about "anything on their mind". Many of the teens that spend time at ICY come from single parent homes, have an incarcerated

parent, and come from low-income households. Most do not have computers in their homes. The community youth face the challenge of gang violence. Traversing neighborhoods brings the threat of being jumped. It must be pointed out that the Wards are not funded by city, state or federal funds. They receive a minimal amount of private funding. They do all this work because they are committed and determined to make a difference within their community and with the youth of the community.

Social Advocates for Youth (SAY) is a dynamic, locally based non-profit agency celebrating over 37 years of dedicated support to the positive development of young people, their families and communities. SAY's mission is to be a leader and a partner in the provision of accessible, quality services effectively planned and implemented to strengthen the social and emotional well-being of San Diego's children, families and communities. SAY's primary services include delinquency prevention and juvenile diversion; extended day before and after school programs; family support and development; health promotion; community development and collaboration, school readiness and support; child abuse prevention; alcohol, tobacco and drug abuse prevention; and mental health services.

The Tariq Khamisa Foundation (TKF) has reached over 8 million students in 12,000 schools across the nation via a documentary created by Channel One News. In San Diego the organization has reached over 300,000 students via in-school presentations and over 70,000 students via a live program which teaches hope, personal responsibility and forgiveness. TKF's programs focus on educating students about the effects of violence and empowering them to make positive, non-violent choices. TKF is currently working with the Gang Commission in 6 schools in Southeastern San Diego where over 4,000 youth and their families have been impacted by their programs.

Other organizations serving San Diego's youth include Barrio Station, Casa Familiar, UPAC (Union of Pan Asian Communities), Harmonium, Urban Corps, Job Corps, the Boys and Girls Club, and Reality Changers.

Gang prevention. In 2006, the San Diego City Council established the Commission on Gang Prevention and Intervention to address gang-related issues in the city. In order to curb gang activity in the city, the Commission partners with the police and numerous local agencies to identify youth at risk of gang recruitment and engage in outreach efforts to prevent and suppress gang involvement. Successful efforts related to prevention have included extending hours at local recreation centers, increasing options for afterschool activities, and working with agencies to coordinate summer employment for youth. Intervention and suppression efforts involve close work with the San Diego Police and local agencies, counselors and other specialists in gang issues.

A 2007 effort conducted by the Commission to formulate recommendations on how to address the city's gang problem (called the "Listening Tour") engaged numerous youth and community organizations. Major recommendations from the effort were the creation of more alternatives for youth in recreation, technology and employment; the implementation of mentorship programs; and better policing at parks and schools.

In 2003, Overcoming Gangs and Beyond was organized by a group of men living in one San Diego's low-income communities in order to battle the ongoing issue related to gangs. The primary focus of the group is to develop an open dialogue and relationship with gang members, at-risk youth, and families living in neighborhoods affected by gang violence and other associated activities. Overcoming gangs and Beyond helps to change the conditions and impact of gang violence on the

community by their main source of mentoring gang members and other youth who are at-risk of joining gangs. Since many of the members are ex-gang members who are giving back to the communities where they grew up as gang members,

Overcoming Gangs provides programs that offer options and alternatives to change what youth find appealing about gangs. Intervention programs, one-on-one and group counseling, gang education, discussion groups, as well as helping prepare youth for the future through job readiness training, entrepreneurial programs, computer training, and homework assistance is how this program helps provide opportunities for lifestyle change and improvement.

In the last three years, not only has Overcoming Gangs and Beyond conducted more than 30 school assemblies throughout San Diego, held 15 community events and mentored more than 250 youth, Overcoming Gangs and Beyond also conducts a Leadership Academy. The purpose of their Leadership Academy is to facilitate the development of healthy young people through changing the beliefs, values and attitudes that lead to violent and deviant behavior. The curriculum focuses on the values, beliefs, and attitudes that develop an individual and community esteem through character building and learning of different cultures.

More information on the Commission on Gang Prevention and Intervention's efforts can be found in the last appendix of the Consolidated Plan.

Victims of Domestic Violence

Victims of domestic violence require specialized housing, counseling and legal services. Given the hidden nature of domestic violence and the problems associated with self-reporting of such sensitive information, reliable statistics on the number of persons in violent domestic situations are not available. However, data from the San Diego Association of Governments shows that there were 8,137 reports of domestic violence in San Diego in 2007, or 17 reported cases for every 1,000 households in the city. This was down from 10,526 reported cases of domestic violence in San Diego in 2003 – a decrease of 23 percent over the 5-year period.

Using data from a 2008 point-in-time homelessness count and a client database of agencies serving the homeless population, the San Diego Regional Task Force on the Homeless estimated that 814 homeless persons in the City of San Diego were victims of domestic violence.

Resources. There are a number of special shelters in San Diego where victims of domestic violence can go with their children in order to escape a violence domestic situation. These emergency shelters and transitional living facilities are shown with their bed capacities in Exhibit III-26.

Exhibit III-26.
San Diego Domestic Violence Shelters,

Source:
San Diego Housing Commission.

Name	Beds/ Units
Emergency Shelters	
Center for Community Solutions - Project Safehouse	12
YWCA - Casa de Paz	47
Transitional Shelters	
Center for Community Solutions - Next Step	10
Ecumenical Council of San Diego - El Nido	45
Episcopal Community Svcs. - Julian's Anchorage	66
Sanctuary - Bridges	33
YWCA (various safehouses)	147
Total	360

In total, San Diego's domestic violence shelters have capacity for 360 women and their children.

In addition to temporary shelter, domestic abuse programs in San Diego offer a variety of services, including a crisis hotline, counseling, safety planning and legal advocacy. Some shelters also offer longer-term transitional housing for women and their families escaping violent households.

Persons Experiencing and At Risk of Homelessness

Definition. The Stewart B. McKinney Homelessness Act defines a person experiencing homelessness as “one who lacks a fixed permanent nighttime residence or whose nighttime residence is a temporary shelter, welfare hotel or any public or private place not designated as sleeping accommodations for human beings.” It is important to note that this definition includes those living with friends or relatives on a temporary basis as well as the more visible homeless in shelters or on the streets.

HUD's definition of homelessness is slightly more comprehensive. In addition to defining individual and families sleeping in areas “not meant for human habitation,” the definition includes persons who:

- “Are living in transitional or supportive housing for homeless persons but originally came from streets or emergency shelters;
- Ordinarily sleep in transitional or supportive housing for homeless persons but are spending a short time (30 consecutive days or less) in a hospital or other institution;
- Are being evicted within a week from private dwelling units and no subsequent residences have been identified and they lack resources and supportive networks needed to obtain access to housing; or
- Are being discharged within a week from institutions in which they have been residents for more than 30 consecutive days and no subsequent residences have been identified and they lack the resources and support networks needed to obtain access to housing.”

This definition demonstrates the diversity of people experiencing homelessness. The numerous locations in which people experiencing homelessness can be found complicate efforts to accurately estimate their total population.

Total population. Estimating the total population of persons experiencing homelessness on a nationwide, statewide or even local level is challenging due to of the various types of homelessness and difficulties in locating the population. For example, an individual living with friends on a temporary basis could be experiencing homelessness, but would be unlikely to be identified in a homeless count. Since 2006, the San Diego Regional Task Force on the Homeless (RTFH) has conducted a point-in-time survey (PIT) to measure the city's homeless population, as well as to identify the needs of persons experiencing homelessness.

Point-in-time count. The Regional Task Force on the Homeless (RTFH) conducted point-in-time homeless counts (PITs) in 2006 and 2008 to track homelessness in San Diego County. The 2008 PIT found 4,082 homeless persons in the City of San Diego, down over 3 percent from 4,221 homeless individuals in the 2006 PIT. However, the number of homeless persons identified by the PIT counts increased 9 percent countywide, from 6,968 to 7,582.

The RTFH homeless counts survey individuals living on the street, in shelters, or in jails or detoxification facilities on a particular night. Demographic characteristics of the homeless population were generated through a more in-depth survey of a sample of unsheltered homeless persons, as well as data from the Homeless Management Information System project (HMIS), a data warehouse with unduplicated records of homeless clients served by the participating agencies in the region. Data from the PIT studies have limitations. Final results were not adjusted to account for homeless persons that were not located by the survey methodology (i.e. persons temporarily staying with friends or family); therefore, the total homeless population understated by PIT counts.

Characteristics of persons experiencing homelessness. While the only consistent characteristic of the homeless is the lack of a permanent place to sleep, there are a number of demographic characteristics disproportionately typical of the homeless population, as demonstrated in Exhibit III-27.

Exhibit III-27.
Characteristics of Homeless Population, San Diego

	2008 PIT Count		2007 ACS Estimate
	Number*	Percent	
Race			
White	2,377	59.0%	67.3%
African American	729	18.1%	6.7%
Other	922	22.9%	26.0%
Total	4,028	100%	100%
Ethnicity			
Hispanic	1,007	25.0%	27.4%
Non-Hispanic	3,021	75.0%	72.6%
Total	4,028	100%	100%
Gender			
Male	2,719	67.5%	50.9%
Female	1,309	32.5%	49.1%
Total	4,028	100%	100%
Age			
Children/teens (0-17)	685	17.0%	23.5%
Young adults (18-30)	445	11.1%	20.8%
Adults (31-50)	1,918	47.6%	29.6%
Older adults (51-61)	719	17.9%	13.4%
Seniors (62+)	261	6.5%	12.8%
Total	4,028	100%	100%

Note: * Population characteristic percentages based on in-depth survey of a sample of street homeless (n=190) and the HMIS client database, applied to the City of San Diego homeless population counted in the PIT (n=4,028).

Source: San Diego Regional Task Force on the Homeless, 2008 PIT Count.

These data and other nationwide statistics indicate that homelessness disproportionately affects individuals of certain sub-groups in San Diego. These include the following:

- **Black/African American.** Census data show that homelessness afflicts the Black/African American populations more greatly than non-black groups. In the PIT survey, 18.1 percent of respondents were Black/African-American, while only an estimated 6.7 percent of the population in the City of San Diego was Black/African American in 2007.
- **Youth and children.** In many communities, the fastest growing population of persons who are homeless is children. However, the 2008 RTFH did not find a disproportionately large number of children living in homelessness in San Diego. Children 17 and under represented 17.0 percent of the homeless population identified in the PIT, compared to 23.5 of the total population.
- **HIV/AIDS.** National estimates place the proportion of homeless persons who are HIV positive at 15 percent. Applied to the homeless population according to the 2008 PIT, this would translate to 612 homeless persons with HIV/AIDS. The 2006 homeless count reported only 162 homeless individuals with HIV/AIDS, but this number is certainly much higher. HIV status is a sensitive question greatly subject to a self-reporting bias, and many individuals may be unaware of their HIV status.
- **Substance abuse.** A HUD study found that 31 percent of homeless individuals who contact shelters, food pantries or other assistance providers have an alcohol problem, 19 percent have a drug problem and 7 percent have both.¹⁵ The 2008 PIT survey reported that 22.2 percent of homeless adults had a problem with alcohol abuse, and 33.7 had a problem with drug abuse. Homeless persons living on the street were particularly likely to have problems with alcohol abuse (41.1%).
- **Mentally ill.** HUD estimates that 39 percent of homeless persons who contact an assistance provider are mentally ill.¹⁶ A lower percentage of homeless persons identified in the 2008 count said they had a serious mental illness—23.9 percent—but a self-reporting bias is inherent in this type of question.
- **Veterans.** War veterans are significantly more likely to live in homelessness across the nation. According to the National Coalition for Homeless Veterans, 23 percent of homeless persons are veterans. Veterans represented almost 20 percent of the homeless population reported in the 2008 PIT in San Diego, which is roughly on par with the nationwide estimate.

Nature of Homelessness. The 2008 PIT survey identified individuals living on the street, emergency shelters, and transitional housing as homeless. Exhibit III-28 below shows the number of homeless individuals by their shelter status in the City of San Diego.

¹⁵ *National Evaluation of the Housing Opportunities for Persons with AIDS Program (HOPWA)*, ICF Consulting for the U.S. Department of Housing and Urban Development.

¹⁶ *National Evaluation of the Housing Opportunities for Persons with AIDS Program (HOPWA)*, ICF Consulting for the U.S. Department of Housing and Urban Development.

Exhibit III-28.
Homeless Persons by Shelter Status,
City of San Diego, 2008

Source:
San Diego Regional Task Force on the Homeless, 2008 PIT Count.

Location	City of San Diego	Percent of Total
Street homeless	1,658	40.6%
Emergency shelter	696	17.1%
Transitional housing	1,728	42.3%
Total	4,082	100%

A large proportion of homeless individuals were living on the street (41 percent), while 59 percent were sheltered—17 percent in emergency shelters and 42 percent in transitional housing. The City of San Diego had a large majority of the region’s homeless population staying in emergency shelters—69 percent overall—and was home to 54 percent of the region’s total homeless population at the time of the PIT count.

The large majority of homeless persons in the city (78 percent) were located in the Second Council District. The Second District is home to virtually all of San Diego’s emergency shelters and transitional housing, and accordingly it had 92 percent of the sheltered homeless population. It contained a much smaller majority (56 percent) of the city’s unsheltered “street” homeless population. Given these numbers, about 1 in every 50 persons in the Second District is homeless.

Chronic homelessness. According to HUD, a person who is chronically homeless is defined as “an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years.” HUD does not consider families in its definition of chronic homelessness.

Of the respondents to the 2008 PIT survey, 23.7 percent were determined to be chronically homeless, or an estimated 955 in the City of San Diego. Over 45 percent of the homeless persons surveyed in emergency shelters were determined to be chronically homeless.

Perceived need. RTFH compared findings from the 2008 PIT to estimates on bed availability in San Diego County to determine the unmet need for homeless persons of different subgroups. It found that 62 percent of the need for shelter for the homeless community was unmet (although this was less in winter months when winter shelters were in operation). The shelter need was found to be up to 60 percent for persons with substance abuse problems, 89 percent for the mentally ill, and 82 percent of domestic violence victims.

Inventory of shelter beds and housing for homeless. San Diego has many resources available to individuals and persons who are homeless. Homeless shelters can include emergency overnight housing and longer-term transitional housing. Exhibit III-28 lists the major homeless shelters in the City of San Diego along with the number of people they can serve at one time. Some of the shelters in San Diego serve specific special needs populations (persons with HIV/AIDS, substance abuse, severe mental illness, domestic violence shelters and youth shelters). These are reported here as well as in their respective portions of the Special Needs section.

Exhibit III-29.
San Diego Homeless Shelters and Estimated Capacity, 2007

Name	Beds/ Units	Target Clientele
Emergency Shelters		
■ Catholic Charities - Rachel's Night Shelter	35	Adult women
■ San Diego Rescue Mission	60	Women and children
■ Shelters for homeless with special needs (HIV, SMI, DV, substance abuse, etc.)	127	Special needs
Total	222	
Seasonal Shelters (open Dec. 15 - Mar. 15)	362	General homeless
Transitional Shelters		
■ San Diego Rescue Mission - Men's Center	225	Adult men
■ San Diego Rescue Mission - Women and Children's Center	75	Women and children
■ St. Vincent de Paul Village, Inc.		
— Family Living Center	110	Families with children
— Joan Kroc Center	33	Adult women
— Joan Kroc Center for Families	136	Families with children
— Men's Fresh Start (Bishop Maher Center)	147	Adult men
— Paul Mirabile Men's Center	270	Adult men
— Paul Mirabile Women's Center	80	Adult women
— S.T.E.P. for Single Women	35	Adult women
■ The Salvation Army - Door of Hope & STEPS	78	General homeless
■ YWCA - Cortez Hill	150	Women and children
■ Shelters for homeless with special needs (HIV, SMI, DV, substance abuse, etc.)	599	Special needs
■ Other (capacity below 50)	102	Various
Total	2,040	
Permanent Supportive Housing		
■ Catholic Charities - Leah Residence	30	Women and children
■ Alpha Project for the Homeless	193	General homeless
■ St. Vincent de Paul, Inc. - Village Place & Villa Harvey Mandel	75	General homeless
■ Supportive housing for HIV/AIDS, SMI and substance abuse	410	Special needs
Total	708	

Source: San Diego Housing Commission.

Emergency shelters. Emergency shelters are those facilities designed to temporarily house homeless persons who have recently become homeless. They offer food, case management, training and employment services to help these persons to live on their own as soon as possible. Emergency shelters are not meant to become permanent residences of homeless people and most cap stays at 90 days.

According to the City of San Diego's annual homeless report, there are 222 year-round beds at emergency homeless shelters in the city. Additional spaces are made available in the winter months through the city's Winter Shelter Program. Two seasonal shelters administered by St. Vincent de Paul Village and the Vietnam Veterans of San Diego offer shelter for 350 homeless adults, families and veterans. The Interfaith Shelter Network's Rotational Shelter Program serves an additional 12 homeless persons per night at rotating congregations in the San Diego area during the winter months.

Transitional shelters. Transitional housing programs offer temporary but longer-term housing for homeless persons in order to help them transition into employment and economic self-sufficiency. These programs typically offer housing and supportive services for several months up to two years. In San Diego, a number of agencies offer over 2,000 spaces in transitional housing for different segments of the population. The city's Senior Transitional Housing Program, in partnership with the County and Senior Community Services, offers 40 units for homeless seniors.

The organization serving the greatest number of individuals with transitional housing is St. Vincent de Paul, INC., with space for over 800 men, women and youths at its many facilities throughout the city.

Permanent supportive housing. The Mental Health Services Act (MHSA) under state Proposition 63, offers funding for capital and services for the creation of permanent supportive housing units for individuals. Currently, permanent supportive housing in San Diego can support up to 708 persons (92 in family units and 616 in individual units). Most of these units (410) are for specific special needs populations and are described in more detail in their respective special needs sections. The largest of these permanent supportive housing facilities is the Hotel Metro complex run by Alpha Project Village Place, which has 193 units for homeless and very low-income individuals.

Supportive Services. In 2006, the City of San Diego adopted a Regional Ten-Year Plan to End Chronic Homelessness (PTECH) in collaboration with the County and the United Way of San Diego. It is based on a Housing First model – emphasizing the necessity of stable housing first, followed by mental, medical, legal, job training and other supportive services to combat chronic homelessness.

The City of San Diego, funded in part by the County, has two award winning and innovative programs that address the chronically homeless, substance dependent and/or mentally ill needs predominately in the downtown area. They are the Homeless Outreach Team (HOT) and the Serial Inebriate Program (SIP). Outreach services are critical in terms of identifying those in need of assistance and directing them to the services that can help them. They focus outreach efforts on the identification and engagement of the chronically homeless.

The city's Homeless Outreach Team (HOT) conducts street canvassing to reach out to chronically homeless persons. In the HOT program, four police officers team with two County social workers, and two Psychiatric Emergency Response Team clinicians to contact homeless people.

The Serial Inebriate Program (SIP) does outreach in the jails to people who have long histories of "drunk in public" charges. Once their case comes before the court, the person charged is given the choice between incarceration and a recovery program. Of the 178 assessed by the SIP team, half choose to participate (89). Of the participants, 63 percent (56) become clean and sober and graduate into permanent housing.

The city also operates the Neil Good Day Center, a daytime drop-in facility where homeless persons can go for showers, mail, telephone service and personal storage.

SECTION IV.
Housing and Community Development Needs

SECTION IV.

Housing and Community Development Needs

This section presents the results of stakeholder and citizen focus groups, conducted to elicit public opinion regarding needs and priorities to be addressed in the Consolidated Plan, as required by Section 91.105 of the of the Local Government Consolidated Plan Regulations.

Approach

Two focus groups were conducted with stakeholders who provide housing and services to low to moderate income populations as well as special needs populations. Two focus groups were conducted with members of the public who are currently experiencing homelessness, are low to moderate income and/or are persons with special needs. Each session was conducted at a different location and at different times to day to maximize the opportunity for interested persons to participate. The stakeholder sessions were held at the Housing Commission offices and at the War Memorial Building in Balboa Park. The citizen sessions were held at two Father Joe's Villages locations.

Each focus group consisted of a presentation describing the Consolidated Plan purpose and process. The presentation provided examples of how San Diego has spent CDBG, HOME, ADDI, ESG and HOPWA dollars in the past. After the presentation, participants shared their opinions of the needs of low to moderate income San Diegans with respect to Housing, Economic Development, Community Development/Public Services and Special Needs Populations. Once needs were identified, participants individually ranked the needs as high, medium or low and then discussed overall needs as a group. Through a prioritization exercise, participants allocated limited resources to the identified needs, yielding overall group priorities.

Description of Focus Group Participants

A total of 58 individuals participated in the focus groups. Participants in the focus groups reflected the diversity of low to moderate income populations in San Diego, populations with special needs and the advocates and non-profit organizations that serve these populations. Participants in the focus groups included:

- Veterans and veterans with disabilities as well as organizations serving disabled veterans;
- Persons experiencing homelessness;
- Organizations serving low to moderate income seniors;
- Low and moderate income San Diegans;
- Organizations serving low income San Diego neighborhoods;
- Community Development Corporations;
- Fair Housing advocates;
- Persons with physical disabilities and organizations which advocate for and provide services to persons with disabilities;

- Organizations which provide residential housing for persons recovering from substance abuse;
- Organizations serving young women who are pregnant or parenting, with an emphasis on child abuse prevention;
- Microenterprise providers;
- Affordable housing advocates and providers;
- Organizations serving homeless populations, including providers of transitional housing;
- Organizations working to provide energy efficient solutions in low income communities; and
- Observers from the City of San Diego and the Housing Commission.

Summary of Needs and Priorities from Public Input

- **Housing.** With respect to the housing needs of low to moderate income populations, participants were very consistent in their responses. Affordable housing, both to own and rent, was the greatest need identified. In addition to increasing the supply of affordable housing units, participants identified a significant need for a variety of rental assistance programs, ranging from deposit assistance to some form of gap assistance to prevent evictions while renters secure new jobs or await the receipt of funds from other programs (e.g., disability payments).
- **Economic Development.** For participants in the focus groups, the creation and preservation of jobs was the greatest need identified. In every session, job creation was a top concern. In addition to jobs, participants perceive a need for job training or retraining. Support for small business starts as well as growth was also a need. As financing opportunities for small businesses remain limited, some participants suggested that new loan or grant programs be developed to support the expansion of small businesses in San Diego.
- **Community Development/Public Services.** With respect to Community Development/Public Services, participants across the four groups identified needs that ranged widely and did not yield an overall consensus, with one exception. Participants in each session identified the need to improve communication with stakeholders and the public in three key areas:
 - Information about affordable housing and supportive services (e.g., one-stop information, comprehensive database of affordable housing resources, etc);
 - Information about accessible housing and services for persons with disabilities (e.g., comprehensive database of accessible housing options); and
 - The creation of a permanent, stakeholder committee staffed by the Housing Commission to be comprised of low to moderate income residents, affordable housing advocates and providers and other key stakeholders empowered to ensure that the needs and priorities identified in the Consolidated Plan are adequately addressed in the City Council's legislative process.
 - Other needs identified regarding Community Development/Public services included infrastructure improvements in low income neighborhoods, enhancements to the transit system, including improving access for persons with disabilities, and code enforcement.

- **Special Needs Populations.** With respect to special needs populations, appropriate transitional housing and supportive services were among the greatest needs identified, whether the population of interest was persons with disabilities, veterans, or the homeless. Advocates for persons with disabilities strongly recommend that San Diego conduct a comprehensive strengths and needs assessment of housing for persons with disabilities. There is also a need for emergency shelters to be accessible to persons with disabilities.

Detailed Discussion of Needs & Priorities Identified by the Public

The needs and priorities identified by the public are discussed in detail by topic – housing, economic development, community development/public services, and special needs populations. The priorities listed are the result of the final prioritization exercise conducted in each session, grouped across all sessions, and are ranked from first to last in order of importance.

Housing Needs and Priorities. With respect to housing needs of low to moderate income persons, participants in the focus groups identified the need for affordable housing, both rented and owned, as the greatest need in San Diego. Increasing the supply of affordable housing received a high level of importance in every session. Other highly ranked needs include rental assistance, accessible housing (Universal Design) and home ownership programs. Exhibit IV-1 presents the housing priorities identified by the public after a discussion of needs.

Exhibit IV-1.

Housing Needs Identified by the Public, Ranked in Order of Importance

Level of Importance	Housing Needs
High	<ul style="list-style-type: none"> ➤ Affordable housing and preservation of affordable housing, including mobile homes ➤ Rental assistance ➤ Universal design ➤ Home ownership programs, including lease to own ➤ Pre-development dollars for non-profit organizations: dollars will fund from concept to approved plans ➤ Shared housing units for people transitioning from a shelter ➤ Money for non-profits to purchase existing restricted affordable units when the restrictions expire
Medium	<ul style="list-style-type: none"> ➤ Increase funding for Section 8 so more people can participate ➤ Shared housing ➤ Quality SRO housing ➤ Suitable living environment ➤ Buy/finish stalled condo projects/foreclosed homes ➤ Safe emergency housing units ➤ Permanent homeless shelter ➤ Fair housing: compliance, prevention, education
Low	<ul style="list-style-type: none"> ➤ Permanent, supportive sober living environments ➤ Blended communities—own, rent, assisted living, small enough for people to get to know each other, maybe 200-500 units ➤ Energy efficiency ➤ Enforcement of rent restrictions ➤ Loans to rehabilitate existing housing ➤ Build affordable rental housing ➤ Change median income calculation to neighborhood level, versus City ➤ Assistance for high-interest mortgage loan modifications

Housing Needs. Participants discussed a broad range of housing needs of low to moderate income persons in San Diego. Overall, the needs grouped into the following categories:

- Preserve and increase the supply of affordable housing (to rent or own) through new construction or acquisition.
 - Take advantage of decreased home prices to buy foreclosures or stalled condo projects and convert these into affordable units.
 - Support construction of new affordable units, particularly in neighborhoods that currently lack affordable housing (in the spirit of San Diego’s Balanced Communities statute 600-19).
 - Mobile homes are an existing affordable housing source that are under threat. Preserve these affordable homes.
 - When the contracts on existing affordable units expire, these units will be lost unless the City or non-profit organizations buy the units and commit to preserving them as permanently affordable.
 - SRO housing has been decreasing, despite San Diego’s 1:1 SRO replacement policy.
 - Affordable housing, to rent or own, should include a mix of housing types, including both multifamily and single family units.
- Rental Assistance in several forms is needed.
 - There is a significant need for rental assistance in the form of security deposits or first/last month rent to help low income residents secure rental housing.
 - There is a need for “gap” rental assistance to prevent evictions when tenants suffer a job loss or medical problems. The “gap” assistance would allow tenants to buy time to seek work, disability payments, etc., and stave off homelessness.
 - The Section 8 program waitlist averages 5 to 7 years.
- Emergency/disaster housing.
 - There is a need for a permanent homeless shelter, including beds for single women and women with children.
 - The existing Winter Shelter and emergency shelter is not accessible to persons with disabilities.
 - There is a need for emergency housing to be accessible for at least two years.
- Transitional housing. In addition to transitional housing needed for special needs populations (discussed below), participants saw a need for transitional housing to serve young adults (ages 18-23) who are leaving the foster care system and pregnant and parenting teens/young adults.
- Home ownership programs.
 - Participants were interested in home ownership programs that used the lease to own approach.
 - There is a need for on-going financial education with regard to home ownership for both first-time homebuyers as well as those who have perhaps experienced foreclosure.

- Safe and livable affordable housing.
 - Participants discussed the need for quality, well-maintained affordable housing
 - Affordable housing should be functional and livable, including being located near transit, recreation centers, child care, health clinics, etc.
 - Affordable housing should be spread across the city, not just concentrated in a few low income census tracts. This supports the intent of San Diego’s Balanced Communities law.
- Energy efficiency.
 - There is a need to help reduce energy costs through sustainable building and energy efficiency.
 - Support access to tax credits or rebates to help low to moderate income homeowners install solar panels.
- Fair Housing laws need to be enforced, and education and testing should be conducted.
- Some participants were concerned that a second wave of predatory lending may hit as homeowners look to refinance their homes. There is a need to work to prevent predatory lending, through policy and public education.

Economic Development Needs and Priorities. With respect to Economic Development needs and priorities, participants across all groups were remarkably consistent in their responses. Resources need to be dedicated to job creation and preservation, employment training and support of small businesses. Exhibit IV-2 presents the priorities identified by participants.

Exhibit IV-2.

Economic Development Needs Identified by the Public, Ranked in Order of Importance

Level of Importance	Economic Development Needs
High	<ul style="list-style-type: none"> ➤ Job training & retraining, including high-tech/high-skilled industries ➤ Jobs ➤ Creating and supporting small businesses - access to capital, help with working with the city, legal help
Medium	<ul style="list-style-type: none"> ➤ Salaries that are livable ➤ Economic development and local jobs
Low	<ul style="list-style-type: none"> ➤ Jobs for youth - not just in the summer ➤ Attract green industry employers

Economic Development needs. As shown in the exhibit above, participants’ priorities for economic development centered on employability and job creation.

- There is a need for economic development activities to attract new jobs to the community.
- Job training and retraining.
 - Need help with job readiness and adult basic education (e.g., literacy).
 - Computer training.
 - Need for career training centers to be open from 5pm-10pm so that the working poor can take advantage of job training and search services.

- Jobs that pay a sustainable wage and offer promotional opportunities (career paths) are needed.
- Support for small businesses.
 - Loans are needed to help existing small businesses survive, retool and grow. Consider 12 months without payments to help get things going.
 - Give small businesses a tax break so that they can survive and hire new employees.
 - Microenterprise grants should be integrated into broader economic development plans and should support businesses that connect to economic drivers such as biotechnology, “green” industries, etc.

Community Development/Public Services Needs and Priorities. In the discussions of community development/public services, participant’s opinions on needs and priorities ranged widely and did not yield the clear high consensus seen in other discussion areas. Overall, only one of the priorities was seen as of high importance in every session—the need for improved communication and outreach. Exhibit IV-3 presents the Community Development/Public Services priorities identified by focus group participants.

Exhibit IV-3.
Community Development/Public Services Needs
Identified by the Public, Ranked in Order of Importance

Level of Importance	Community Development/Public Services Needs
High	<ul style="list-style-type: none"> ➤ Communication and outreach ➤ Infrastructure improvements: e.g., sidewalks, signal lights, lighting, shade trees ➤ Tenant capacity building/education/empowerment ➤ Smart growth - build compact villages with jobs, housing, health care in one place ➤ Affordable health clinics close to home, with walk in services, critical care and open after usual business hours
Medium	<ul style="list-style-type: none"> ➤ Connectivity to the Internet - wireless, hard wired, everywhere ➤ Code enforcement ➤ Food banks ➤ Financial planning, education and savings for home buying - for renters, homeowners, everyone ➤ Transit improvements — e.g., accessibility, efficiency, frequency
Low	<ul style="list-style-type: none"> ➤ More small parks, greenbelts ➤ Day care/child care for people who wouldn't be able to work without it ➤ Affordable education for adults and children ➤ Safe communities - live in a safe place and secure community ➤ Urban/community gardens ➤ Supportive services for families with low-moderate income ➤ Diverse cultural and recreational opportunities for all ages and abilities

Community Development/Public Services Needs. Participant's discussions of community development/public services needs were wide-ranging, and much of the discussion focused on the need to improve communication and outreach to low income and special needs populations about affordable housing and supportive services.

- Communication and outreach. Needs related to communication and outreach encompassed several topics, including:
 - A need for a comprehensive, single database of affordable housing resources across the city and including resources provided by the Housing Commission, City of San Diego, non-profit organizations and faith-based organizations.
 - Enhancements to the 211 system, including increasing the capacity of 211 to field calls regarding homelessness and affordable housing.
 - Creation of a one-stop center for affordable housing, employment and supportive services;
 - Improved communication to low income populations, including seniors and the homeless, about housing and employment resources. Suggestions for reaching these populations included bus ads, hospitals, libraries, job search centers, schools, community centers, churches, coffee shops, Public TV Channel 24, radio, and changeable billboards. If a one-stop center for affordable housing, employment and services is established, tenants who have been evicted should receive information about the center, or the affordable housing database, at the time of eviction.
 - The city needs a coordinated, permanent stakeholder group, staffed by the Housing Commission to advocate for affordable housing and to ensure that the priorities identified in the Consolidated Plan are addressed.
- Transportation system improvements
 - Additional curb cuts are needed to improve the path of travel for persons with disabilities.
 - The transit system needs to be more efficient, frequent and accessible. Transit stops should be close to housing.
 - Transit hours of service need improvement to allow residents to travel to and from work, including at night.
- Code enforcement
 - Some participants considered current code enforcement efforts to be inadequate.
 - Increasing code enforcement would help create more livable neighborhoods.
- Infrastructure improvements
 - Need for infrastructure improvements in low income census tracts, including streets, sidewalks, signal lights and lighting. One participant mentioned the need for a signalized crosswalk at the corner of Ward Road across from the Trolley and 24-Hour Fitness as well as shade trees or shade screening at the Mission Valley Trolley stop.
 - Additional parks, greenbelts, shade trees, community gardens and trails

- Health Care
 - There is a need for affordable, health clinics in neighborhoods across the city. In addition to walk-in services, there is a need for the clinics to be accessible at night.
 - Health, food and nutrition education is needed.
- Youth services
 - After-school tutoring programs in reading, writing and math
 - After-school activities, such as sports programs or cultural programs
 - Early childhood education programs

Special Needs Populations Needs and Priorities. As shown in Exhibit IV-4 below, participants in the focus groups prioritized housing solutions and supportive services as the most pressing needs of special needs populations. Transitional housing and accessible housing were identified as high needs for persons with disabilities, seniors, veterans and the homeless.

Exhibit IV-4

Special Needs Populations Needs Identified by the Public, Ranked in Order of Importance

Level of Importance	Needs of Persons with Special Needs
High	<ul style="list-style-type: none"> ➤ Transitional housing and services for veterans and disabled veterans, including mental disabilities/PTSD ➤ Affordable and accessible housing for people transitioning from or staying out of institutions/skilled nursing facilities ➤ Strengths and needs assessment on housing for persons with disabilities ➤ Accessible emergency and winter shelters ➤ Support for 18-23 year-olds transitioning out of foster care ➤ Transitional housing and supportive services for pregnant and parenting teens/young women ➤ Build senior-friendly housing
Medium	<ul style="list-style-type: none"> ➤ Dollars for accessible rehabilitation of housing ➤ Services for homeless teenagers ➤ Housing fair for the homeless ➤ Beds for homeless single women (who don't have kids) ➤ Case managers need to place homeless into housing units ➤ Accessible transportation for people with disabilities
Low	<ul style="list-style-type: none"> ➤ Homeless housing - both temporary and permanent ➤ Affordable housing for women and children leaving domestic violence ➤ Senior centers ➤ Housing for people with special needs ➤ Supportive housing for the developmentally disabled ➤ Supportive housing for the chronically homeless

Special Needs Populations, Discussion of Needs. Across all of the focus groups, participants were very consistent in their identification of the needs of special needs populations. Although there are similarities across populations, each segment is discussed in turn in order to highlight the needs impacting each population.

Persons with Disabilities—Discussion of Needs

- Accessible housing, including accessible emergency/disaster shelters
 - Funds are needed to rehabilitate housing units for accessibility and Universal Design projects.
 - Accessible housing is needed for people trying to leave or stay out of hospitals/institutions/skilled nursing facilities.
 - San Diego's Emergency Shelters are not accessible. Once in, people with disabilities or mobility challenges cannot leave under their own power. The cots and bathrooms are not accessible.
 - Accessible housing must also be affordable housing.
 - Work with HOAs to ensure that accessible rehabilitation projects are not stopped by HOA rules.
- Accessible transportation needs to be expanded, and accessible bus routes should be located near accessible housing. Additional curb cuts are badly needed.
- A strengths and needs assessment on housing for persons with disabilities needs to be conducted.
- Communication and outreach
 - Disabled need access to information about accessible housing, services and transportation.
 - Need for a stand-alone guide to accessible, affordable housing for people with disabilities. This information should be found on a website, in libraries, grocery stores, and places where persons with disabilities go.
 - Newly disabled people need help identifying accessible homes and access to resources to make their homes accessible.

Seniors—Discussion of Needs

- Affordable housing
 - Seniors are at risk of homelessness. They need low income housing with supportive services.
 - There is a perception that there are inadequate solutions for seniors who lose their homes.
 - The Shared Housing Program is a very successful model that could be expanded with funding for additional staff.
- Job training and skills updates as well as job placement are needed as more seniors need to return to work or work longer.

Veterans, Including Veterans with Disabilities—Discussion of Needs

- Veterans with disabilities as a group need supportive, separate housing while recovering from their injuries and transitioning back to civilian life.
- Female veterans, with and without physical disabilities, are more vulnerable. Safety is a concern, especially if they have kids. They are a growing part of San Diego's homeless population. There are no resources specifically to help female veterans.

Homeless Persons—Discussion of Needs

- Increase the supply of Emergency Shelters/Transitional housing beds/units.
 - There is a need for emergency housing/transitional housing that allows a person to stay for up to two years.
 - There are no beds for single women who don't have kids, even if you have a medical need. There is no help for single women.
- Affordable housing needs to be increased.
- Employment and education.
- Underserved segments of the homeless population, which may be growing and whose needs are not met.
 - Single women with no children
 - "General" or "Newly" homeless who have recently been evicted or experienced foreclosure. Many of these people may not qualify for services because they do not fit into existing programs. For example, they may not be single women with children, nor substance abusers, nor victims of domestic violence nor persons with disabilities. There is a perception among some homeless that only the chronically homeless, people with children, and substance abusers can access programs.
- Communication and outreach about available programs needs to be increased.
 - Create a one-stop location for information about housing, employment and supportive services
 - 211 is not adequate to address the myriad needs of the newly homeless
 - Information about programs and resources is communicated via word of mouth amongst the homeless. Absent a more available, reliable and comprehensive source of information, it is likely that the information spread via this person to person process creates confusion and spreads only partial information about programs and services.

Homeless Persons—Discussion of the Need for Case Management Improvements

In the focus group conducted with persons currently experiencing homelessness, case management was a big issue. None of the participants felt that they had been adequately served by the case managers they'd worked with. Participants discussed that it's difficult to keep their dignity as they try to navigate a system they view as fractured, inconsistent and difficult to comprehend.

If they were to improve the case management process, participants would want case managers to:

- Start with an assessment, including a discussion of how they lost their housing as well as an assessment of whether or not the homeless person should be focused on looking for work or going to school. If the recommendation is school or retraining, there is a need to give the homeless person guidance on what kind of school or training they should pursue.
- Acknowledge how overwhelming it is to be evicted
- Acknowledge that it is difficult to ask for help
- Provide support and guidance
- Currently they ask what are your problems, instead of what are your goals and the current “intake” system creates the potential for you to tailor your story in order to get into program openings
- Older, more experienced case managers
- Increase the level of professionalism of staff
- Restore an attitude of caring and preserve the dignity of the homeless person seeking help
- Currently, case managers treat everyone the same, regardless of real problems.
- Accountability for performance of case managers
 - Show number of people placed in permanent housing
 - Show what happens to people after they’ve left transitional housing
 - The city should be accountable to the people that San Diego is providing the services that it is supposed to

SECTION V.

Community and Economic Development Needs

SECTION V.

Community and Economic Development Needs

This section summarizes the City of San Diego's programs and efforts that address community and economic development needs, including programs related to capital improvement, neighborhood revitalization and redevelopment, housing, and business and economic growth.

Overview

The City of San Diego Community and Economic Development Department oversees a number of activities using CDBG and other funding sources to stimulate neighborhood revitalization, economic growth, and other aspects of community development.

The city's Economic Development Strategy Plan outlines the policies it plans to implement in order to stimulate economic growth and enhance the city's quality of life. The Plan outlines a number of objectives that address goals of redevelopment and elimination of blight:

- Support the use of redevelopment in conjunction with input from the respective communities, subject to public hearings and approvals by the City Council, for those urbanized areas meeting the requirements of California Community Redevelopment Law (CCRL).
- Establish project areas that are large enough to create critical mass and generate sufficient tax increment to stimulate successful redevelopment activities over the life of the redevelopment plan and achieve long-term community objectives.
- Use tax increment funds for projects and associated infrastructure improvements that will stimulate future tax increment growth within the project areas that are consistent with the respective five-year implementation plans.
- Redevelop assisted affordable housing investment within the same redevelopment project area, or in close proximity to, where the tax increment is generated, only to the degree that such affordable housing is not over-concentrated in particular areas.
- Ensure the timely provision of affordable housing with all redevelopment assisted residential and mixed-use development projects.
- Partner with other municipalities, school districts, and other public or non-profit agencies, whenever possible, to achieve General Plan, redevelopment, and community plan goals.
- Utilize redevelopment to eliminate or minimize land use conflicts that pose a significant hazard to human health and safety.
- Minimize displacement of existing residents, businesses, and uses in redevelopment projects. Those displaced should have adequate access to institutions, employment and services.

- Extend involvement opportunities to existing property owners in the redevelopment process by encouraging the use of owner participation agreements.

Capital Improvement

This section discusses the city's planned capital improvements, as identified through its Capital Improvement Plan. It focuses on needs that were identified as qualifying for CDBG funding.

Budgeted capital outlays. The City of San Diego's Capital Improvement Program (CIP) Budget for Fiscal Year 2009 totals \$587 million. This represents an increase from the previous fiscal year due to deferred maintenance needs. About \$3.2 million for projects in low- to moderate-income areas will come from CDBG funds. Exhibit V-1 below shows the capital improvement projects that will use CDBG funding, and the amount of this funding.

Exhibit V-1. CDBG-funded Capital Improvements, FY2009-2013

Capital Improvement Project (Neighborhood)	Total Funding FY2009-2013	CDBG Funding
Engineering and Capital Projects Department		
El Cajon Boulevard streetscape improvements (North Park)	\$ 2,821,279	\$ 476,000
El Cajon median improvements (College Area)	2,220,920	235,000
University Avenue signage and public improvements (Greater North Park)	2,306,500	694,000
Washington Street streetscape improvements (Uptown)	1,800,500	473,500
ADA improvements for city facilities (Citywide)	10,960,979	960,979
Azalea Park roadway, sidewalk and signage improvements (Mid-City/Azalea Park)	562,432	126,432
Euclid Avenue streetscape and roadway improvements (Mid-City)	1,087,240	94,000
Reo Drive streetscape improvements (Skyline/Paradise Hills)	2,101,338	17,108
Shirley Ann Place sidewalks and lighting (Greater North Park)	78,000	23,000
Streamview Drive street improvements (Mid-City)	2,107,000	137,000
Thorn Street Median improvements (Greater North Park)	431,200	1,200
City Planning and Community Investment Department		
University Avenue streetscape improvements (City Heights)	\$ 1,677,495	\$ 490,200
Ray Street improvements (Greater North Park)	125,000	25,000
Parks and Recreation Department		
North Ocean Beach streetscape enhancement (Ocean Beach)	\$ 1,385,000	\$ 835,000
Talmadge streetscape and lighting improvements (Mid-City)	1,458,616	53,050
Language Academy sports and recreation improvements (College Area)	1,399,000	418,000
Montgomery Academy joint-use sports fields (Linda Vista)	1,330,000	107,095
North Chollas Community Park (Mid-City)	29,640,000	422,483
Sunshine Bernardini Fields development (Mid-City)	14,510,000	180,000
Library Department		
North Park Branch Library (Greater North Park)	\$ 14,078,598	\$ 25,000
Ocean Beach Branch Library (Ocean Beach)	10,108,220	100,000
Total	\$ 102,189,317	\$ 5,894,047

Source: BBC Research & Consulting.

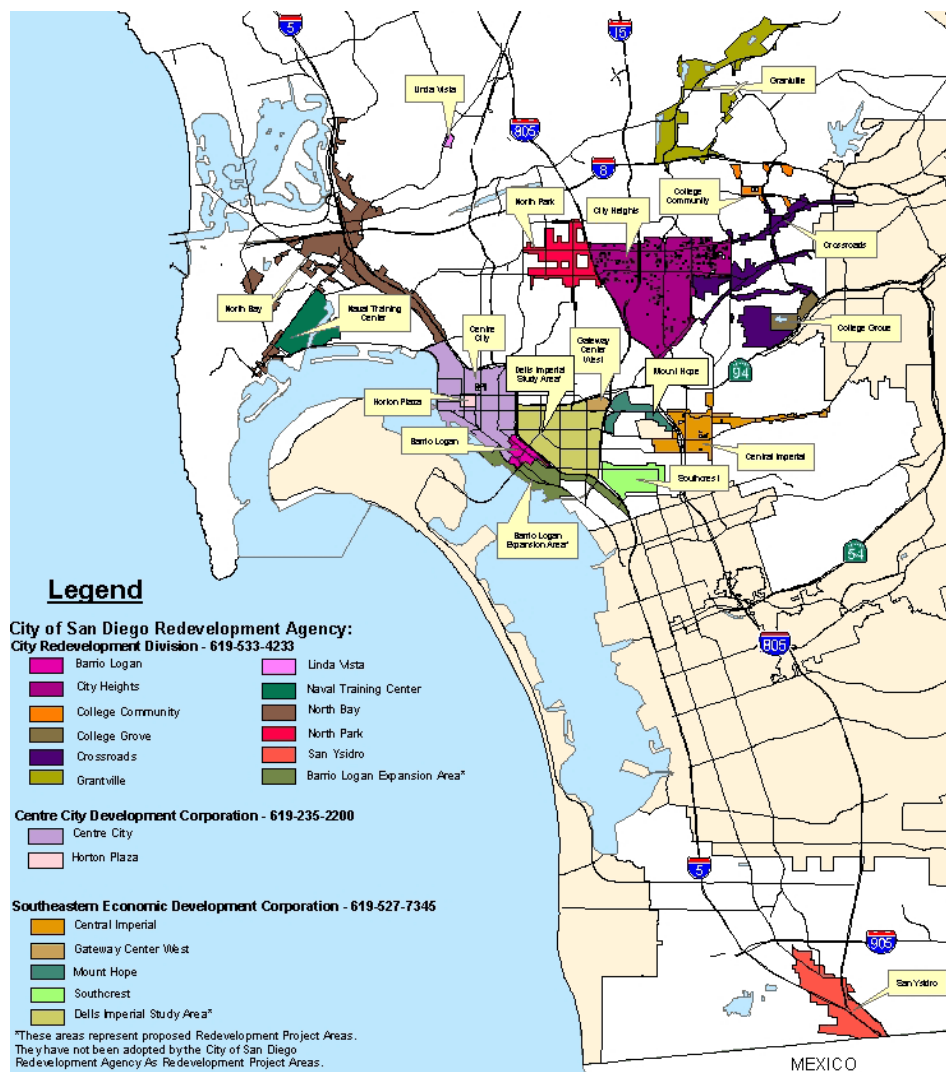
Citywide capital improvements related to ADA compliance will receive over \$960,000 in CDBG funds in FY2009-2013, in addition to \$10 million in capital outlays. The Mayor has identified ADA compliance improvements as one of the Mayor's eight "significant areas" for capital improvements.

Unfunded needs. Beyond the \$11 million for citywide ADA improvements outlaid by the city in the FY2009-2013 Budget, the city estimates an additional \$11.2 are necessary for ADA retrofitting of city facilities, including installation of curb ramps, rails, ramps and parking.

Redevelopment Areas

San Diego contains 17 targeted “redevelopment areas” covering over 11,700 acres in which community activities are encouraged through special financial incentives. These areas meet the income requirements set by the California Community Redevelopment Law (CCRL). The Redevelopment Division of San Diego’s City Planning and Community Investment Department oversees 11 of 17 designated project areas. The Centre City Development Corporation oversees two redevelopment areas in downtown San Diego, and the Southeastern Economic Development Corporation oversees the remaining four. The location and coverage of these redevelopment areas are shown below in Exhibit V-2.

Exhibit V-2.
Designated Redevelopment Areas



Source: City of San Diego Redevelopment Agency.

Most of these redevelopment project areas contain low-income neighborhoods with substandard housing stock, and redevelopment activities aim at revitalizing communities and eliminating conditions of blight.

Barrio Logan. Redevelopment activity in this 133-acre area near the San Diego/Coronado Bay Bridge focuses on eliminating blight while preserving the neighborhood's distinctive character. A major objective is development that enhances the community's cultural and ethnic qualities. Specific objectives include elimination of blight and deterioration, encouragement of new and continuing private sector investment, diversification of commercial base, development of affordable multifamily and senior housing, and a strong transit character to minimize congestion.

Current redevelopment projects include a 42-unit Gateway I apartment complex for low- and very low-income families and the 144-unit Mercado Apartments affordable housing complex. Future projects include 85-unit and 89-unit low-income housing complexes, a continuing education center, and a the 115,000 square-foot Mercado del Barrio Commercial Center, which will have a Hispanic-oriented supermarket.

City Heights. The largest of the redevelopment areas at 1,984 acres, the City Heights Redevelopment Project consists of several smaller community planning areas and emphasizes education and beautification. Its centerpiece is the City Heights Urban Village, a master planned redevelopment project is a pedestrian-friendly town square with schools, a gymnasium and recreation center, a library, retail, townhomes, and a performing arts center. Other existing and future developments include an affordable housing complex for seniors, several other mixed-use facilities with affordable housing for low-income families, pocket parks, a medical clinic, and an innovative alternative fuel vehicle center (AFV).

City Heights enjoys the participation of a number of non-profit organizations (City Heights Community Development Corporation San Diego Revitalization Corporation and Community Housing Works) that acquire and rehabilitate housing, promote financial literacy, oversee job training and employment referral programs program, plant trees and install lighting, and other activities that promote community revitalization and beautification.

Crossroads. The focus of the 1,031-acre Crossroads Redevelopment Project Area is to revitalize the properties along a number of major corridors in order to eliminate and prevent the spread of blight and deterioration. Specific objectives include economic growth enhancement, infrastructure improvement, expansion of employment and recreational opportunities, preservation and expansion of housing stock and retention and expansion of existing neighborhood-supporting businesses. Programs in place to address blight in this Project Area include the Housing Enhancement Loan Program (HELP), a commercial rehabilitation program, multifamily housing development, economic development. Specific areas to be redeveloped will include the Chollas Triangle.

Grantsville. Located in eastern San Diego, the 990-acre Grantville Redevelopment Project Area will address economic blighting conditions through streetscape improvement, commercial rehabilitation, pollution mitigation, transit-oriented mixed-use residential and commercial development, and parking and circulation projects.

Linda Vista. The 12-acre Linda Vista Redevelopment Area was created in 1972 primarily to eliminate the conditions of blight associated with a deteriorated shopping center. The center was redeveloped in 1988, but the Redevelopment Plan is effective through 2012 and the principal remaining objective is the redevelopment of a vacant lot. The Project Area itself does not contain any residential units; however, the proposed Linda Vista Housing Rehabilitation Program will provide improvement loans to low-income households in the area served by the Linda Vista Redevelopment Project.

North Park. The 555-acre North Park Redevelopment Area is located within 5 miles of downtown. The project focuses on the revitalization of commercial areas in North Park, with special attention for the El Cajon Boulevard and University Avenue corridors. Other objectives include the provision of affordable housing and the preservation of historic properties. Redevelopment projects within North Park include a 108-unit mixed-use affordable housing complex, a 224-unit condominium project with 45 affordable units, the rehabilitation of a theater and a community library.

San Ysidro. The 766-acre San Ysidro Redevelopment Project is located in the far southern arm of San Diego immediately north of the international border crossing to Tijuana, Mexico. The project area focuses on redeveloping a vital business district, attracting new businesses to the area, and encouraging continued tourism from American and Mexican visitors. Along with the San Ysidro Business Improvement District (BID), the Redevelopment Agency has identified streetscape improvement as a priority for the community, and projects will include new sidewalks, curbs and gutters, street furniture and lighting. An 8-unit affordable housing complex opened in 2004. Other development projects include a large mixed-use development that will have around 1,000 housing units, another 45-unit affordable apartment building for low-income households, and the rehabilitation of the San Ysidro Civic and Community Center. The Storefront Improvement Program (SIP) and Home Enhancement Loan Program (HELP) will encourage property improvements.

Southcrest and Mt. Hope. Overseen by the Southeastern Economic Development Corporation, these two redevelopment areas cover over 500 acres and include developments with affordable housing. The San Diego Housing Commission offers grants for home repair and exterior enhancement in these areas. Mt. Hope is home to the Market Street Urban Village, a new mixed-use commercial/residential development.

Housing Needs

The San Diego Housing Commission oversees a number of programs to assist qualifying low- to moderate-income households conduct home repairs and pay for first homes. Some programs are available only for some of the targeted “redevelopment areas” in the city.

Home repair programs. The city has a variety of home rehabilitation/repair programs. Households must earn under a certain amount to eligible for the programs. The programs include:

- Owner-occupied residential rehabilitation, which provides loans for the repair of owner-occupied homes and grants for the repair of mobile homes.
- One percent deferred payment loans are offered for one- to four-unit owner-occupied properties. Loans of up to \$35,000 for single-unit and \$50,000 for two- to four-unit properties

are available. Full principal with accrued interest is required upon resale , refinance or taking of additional loans.

- No interest deferred payment loans of \$10,000 and \$20,000 are also available to single-unit owner-occupants. Full principal with accrued interest is required upon resale , refinance or taking of additional loans.
- Mobile home repair grants of up to \$5,500 are available to owner-occupants of mobile homes for elimination of health and safety hazards.
- Owner- and renter-occupied properties built prior to 1979 which have children under 6 years residing in them and are found to have lead hazards can receive grants to mitigate the lead hazards of up to \$10,000 for single family units and \$5,000 per multifamily units (with an additional \$5,000 available for multi-unit common areas).

Several home repair assistance programs are targeted to some of San Diego's designated "redevelopment areas" and available for households whose gross income is less than 80 to 100 percent of the Area Median Income (AMI):

- **Home repair loans and grants.** In City Heights and Linda Vista, home repair of \$10,000 to \$15,000 are provided at 3 percent interest and forgiven gradually over a 10-year schedule. Similar home repair grants of up to \$5,000 are available for Mt. Hope and Southcrest, but these carry no interest and are forgiven over a 5-year schedule.
- **Exterior enhancement loans and grants.** The city provides similar loans and grants for exterior enhancement. In City Heights, loans of up to \$10,000 at 3-percent are available for exterior enhancement, forgiven over a 5-year schedule. In Mt. Hope and Southcrest, the city provides similar exterior enhancement grants up to \$5,000.
- **Deferred payment loans.** In the Mt. Hope and Southcrest redevelopment areas, the city offers home loans up to \$35,000 carrying 3 percent interest. Payment on these loans is deferred until sale of property or 15 years, whichever occurs first. Some homeowners who prefer monthly payments may be eligible for a 0 percent loan requiring principal-only payments for 15 years.
- **Housing Enhancement Loan Program (HELP).** The HELP program was created to increase, improve, and preserve the supply of housing occupied by households of extremely low- to moderate- income within the Crossroads Redevelopment Project Area. Loans up to \$15,000 benefit households for exterior and interior improvements that enhance energy consumption, repair health and safety hazards, create aesthetic improvements that instill pride in the neighborhood and encourage improvement of other properties, etc. Loans carry 3 percent interest and are forgiven gradually starting year 8 on a 12-year schedule.

Downpayment assistance. The city also offers a variety of programs to help potential homeowners afford to purchase homes in the city. Households must earn under a certain amount to be eligible for the programs. The programs include:

- First-time homebuyers can receive a tax credit equal to 15 or 20 percent of the mortgage interest they pay each year on their federal taxes. Buyers apply through local lenders.

- Downpayment and closing cost assistance is available to buyers applying for the tax credits described above. Up to \$10,000 can be used toward downpayment and closing costs; this grant must be repaid if the buyers sells the home within 6 years.
- The city's Shared Equity program provides loans with zero percent interest on a second deed of trust against the purchased property. The maximum loan amount is \$93,800 or 25 percent of the purchase price or appraised value. The loan has a 30 year term; however, if the property is sold or the loan is paid off within 15 years, the equity in the property is shared with the SDHC. The State of California offers a similar program, for which city residents are also eligible.
- The city offers two versions of condominium conversion loans for very low to moderate income renters who are in rental complexes that are being converted to condominiums. These programs help renters purchase their units. The maximum loan amount is \$93,800 or 25 percent of the purchase price or appraised value. The loan has a 30 year term; however, if the property is sold or the loan is paid off within 15 years, the equity in the property is shared with the SDHC.
- The Centre City Redevelopment Corporation, on behalf of the Redevelopment Agency of San Diego, has a program that assists first-time homebuyers purchase a home in downtown San Diego. The program provides financing in the form of a second deed of trust loan (30 years, zero percent interest) up to \$75,000. If the buyer sells within 30 years, they must pay an amount equal to the Corporation's share of the appreciation in value of the property.

Business and Economic Growth

Small Business. The City of San Diego has created a number of programs focused on encouraging small business activity through direct assistance, development and retention programs, and advocacy and regulatory relief. The city oversees many of these programs through the Office of Small Business.

- **Small Business Micro Revolving Loan Fund (SBMRLF).** With the help of a \$750,000 grant from the Economic Development Administration (EDA), the city created this program designed to stimulate growth in economically distressed areas by providing loans between \$25,000 and \$150,000 to expanding businesses.
- **Storefront Improvement Program.** This program aims at revitalizing older commercial areas by providing rebates to small businesses for storefront improvements and renovations. These rebates up to one-third the costs of standard projects up to \$5,000, and one-half the cost of historic projects up to \$7,500. Multiple-tenant buildings may be able to receive up to \$10,000.
- **Streetscape Improvement Program.** The Commercial Revitalization Team of the Office of Small Business oversees commercial revitalization projects in 13 commercial districts in low- to moderate-income areas of the city. These programs aim at streetscape revitalization through the improvement of sidewalks, lighting, curbs, etc.
- **Business Improvement Districts (BIDs).** San Diego had the largest BID program in California. Over 18 districts throughout the city involve the participation of over 11,000 small businesses. BIDs are self-assessment districts that collect property taxes for infrastructural improvement and beautification.

Enterprise Zones. The state of California has 39 designated Enterprise Zones, one of which is located in San Diego. Enterprise Zones were created to stimulate business investments in areas that are economically disadvantaged and to spur job growth in areas of high unemployment. In these areas, businesses can claim certain state income tax savings and a number of other advantages:

- Tax credits may be claimed on up to half the wages paid to qualified new employees.
- Tax credits may be claimed for sales taxes paid on equipment purchased for manufacturing or production purposes.
- All net operating losses may be carried forward as a deduction in future years.
- Business equipment depreciation can be accelerated, up to a limited amount.
- Low-income employees can claim their own personal income tax credits.
- The state will give priority for Industrial Development Bond applications.
- Lenders (both commercial and private) may deduct net interest income on loans to Enterprise Zone businesses.

The San Diego Regional Enterprise Zone includes portions of the Third, Seventh and Eighth Council Districts, as well as parts of Chula Vista and National City. Specific benefits of the San Diego Regional Enterprise Zone include the following:

- The Enterprise Zone Job Referral Service assists with recruitment and pre-screening for new employees at no cost and provides the necessary verification for claiming of tax credits on employee wages.
- City staff expedites permit applications and serve as liaisons with other city departments.
- Certain development fees may be reduced or waived.
- New development projects located in the Enterprise Zone are eligible for direct assistance by the city. Assistance includes help in determining project application requirements, fast track permit processing, and liaison help in the development process.
- The city can provide an exemption from urban impact fees and housing trust fund fees.

SECTION V.

Community and Economic Development Needs

The City of San Diego Community and Economic Development Department oversees a number of activities using CDBG and other funding sources to stimulate neighborhood revitalization, economic growth, and other aspects of community development.

The City's Economic Development Strategy Plan outlines the policies it plans to implement in order to stimulate economic growth and enhance the City's quality of life. The Plan outlines a number of objectives that address goals of redevelopment and elimination of blight:

- Support the use of redevelopment in conjunction with input from the respective communities, subject to public hearings and approvals by the City Council, for those urbanized areas meeting the requirements of California Community Redevelopment Law (CCRL).
- Establish project areas that are large enough to create critical mass and generate sufficient tax increment to stimulate successful redevelopment activities over the life of the redevelopment plan and achieve long-term community objectives.
- Use tax increment funds for projects and associated infrastructure improvements that will stimulate future tax increment growth within the project areas that are consistent with the respective five-year implementation plans.
- Redevelop assisted affordable housing investment within the same redevelopment project area, or in close proximity to, where the tax increment is generated, only to the degree that such affordable housing is not over-concentrated in particular areas.
- Ensure the timely provision of affordable housing with all redevelopment assisted residential and mixed-use development projects.
- Partner with other municipalities, school districts, and other public or non-profit agencies, whenever possible, to achieve General Plan, redevelopment, and community plan goals.
- Utilize redevelopment to eliminate or minimize land use conflicts that pose a significant hazard to human health and safety.
- Minimize displacement of existing residents, businesses, and uses in redevelopment projects. Those displaced should have adequate access to institutions, employment and services.
- Extend involvement opportunities to existing property owners in the redevelopment process by encouraging the use of owner participation agreements.

Capital Improvement

This section discusses the City's planned capital improvements, as identified through its Capital Improvement Plan. It focuses on needs that were identified as qualifying for CDBG funding.

Budgeted capital outlays. The City of San Diego's Capital Improvement Program (CIP) Budget for Fiscal Year 2009 totals \$587 million. This represents an increase from the previous fiscal year due to deferred maintenance needs. About \$3.2 million for projects in low- to moderate-income areas will come from CDBG funds. Exhibit V-1 below shows the capital improvement projects that will use CDBG funding, and the amount of this funding.

Exhibit V-1. CDBG-funded Capital Improvements, FY2009-2013

Capital Improvement Project (Neighborhood)	Total Funding FY2009-2013	CDBG Funding
Engineering and Capital Projects Department		
El Cajon Boulevard streetscape improvements (North Park)	\$ 2,821,279	\$ 476,000
El Cajon median improvements (College Area)	2,220,920	235,000
University Avenue signage and public improvements (Greater North Park)	2,306,500	694,000
Washington Street streetscape improvements (Uptown)	1,800,500	473,500
ADA improvements for city facilities (Citywide)	10,960,979	960,979
Azalea Park roadway, sidewalk and signage improvements (Mid-City/Azalea Park)	562,432	126,432
Euclid Avenue streetscape and roadway improvements (Mid-City)	1,087,240	94,000
Rio Drive streetscape improvements (Skyline/Paradise Hills)	2,101,338	17,108
Shirley Ann Place sidewalks and lighting (Greater North Park)	78,000	23,000
Streamview Drive street improvements (Mid-City)	2,107,000	137,000
Thorn Street Median improvements (Greater North Park)	431,200	1,200
City Planning and Community Investment Department		
University Avenue streetscape improvements (City Heights)	\$ 1,677,495	\$ 490,200
Ray Street improvements (Greater North Park)	125,000	25,000
Parks and Recreation Department		
North Ocean Beach streetscape enhancement (Ocean Beach)	\$ 1,385,000	\$ 835,000
Talmadge streetscape and lighting improvements (Mid-City)	1,458,616	53,050
Language Academy sports and recreation improvements (College Area)	1,399,000	418,000
Montgomery Academy joint-use sports fields (Linda Vista)	1,330,000	107,095
North Chollas Community Park (Mid-City)	29,640,000	422,483
Sunshine Bernardini Fields development (Mid-City)	14,510,000	180,000
Library Department		
North Park Branch Library (Greater North Park)	\$ 14,078,598	\$ 25,000
Ocean Beach Branch Library (Ocean Beach)	10,108,220	100,000
Total	\$ 102,189,317	\$ 5,894,047

Source: BBC Research & Consulting.

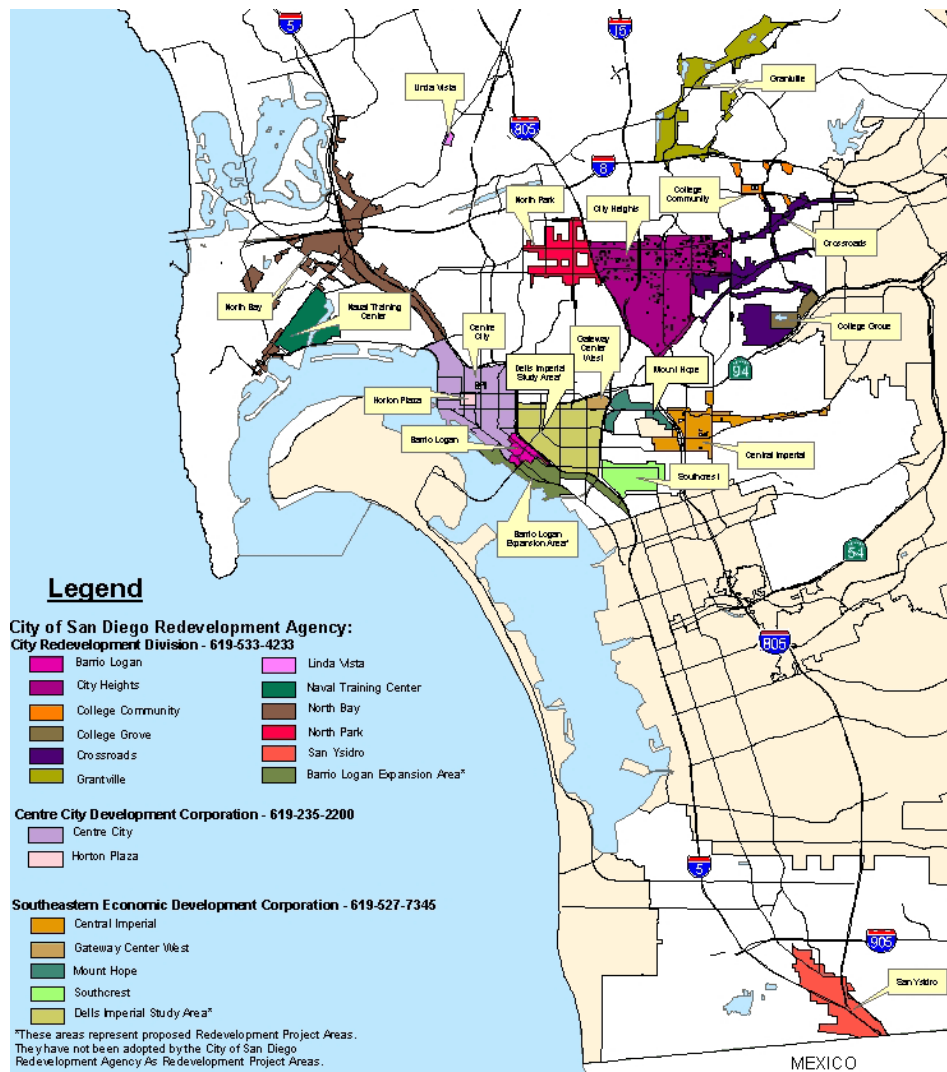
Citywide capital improvements related to ADA compliance will receive over \$960,000 in CDBG funds in FY2009-2013, in addition to \$10 million in capital outlays. The Mayor has identified ADA compliance improvements as one of the Mayor's eight "significant areas" for capital improvements.

Unfunded needs. Beyond the \$11 million for citywide ADA improvements outlaid by the City in the FY2009-2013 Budget, the City estimates an additional \$11.2 are necessary for ADA retrofitting of City facilities, including installation of curb ramps, rails, ramps and parking.

Redevelopment Areas

San Diego contains 17 targeted “redevelopment areas” covering over 11,700 acres in which community activities are encouraged through special financial incentives. These areas meet the income requirements set by the California Community Redevelopment Law (CCRL). The Redevelopment Division of San Diego’s City Planning and Community Investment Department oversees 11 of 17 designated project areas. The Centre City Development Corporation oversees two redevelopment areas in downtown San Diego, and the Southeastern Economic Development Corporation oversees the remaining four. The location and coverage of these redevelopment areas are shown below in Exhibit V-2.

Exhibit V-2. Designated Redevelopment Areas



Source: City of San Diego Redevelopment Agency.

Most of these redevelopment project areas contain low-income neighborhoods with substandard housing stock, and redevelopment activities aim at revitalizing communities and eliminating conditions of blight.

Barrio Logan. Redevelopment activity in this 133-acre area near the San Diego/Coronado Bay Bridge focuses on eliminating blight while preserving the neighborhood's distinctive character. A major objective is development that enhances the community's cultural and ethnic qualities. Specific objectives include elimination of blight and deterioration, encouragement of new and continuing private sector investment, diversification of commercial base, development of affordable multifamily and senior housing, and a strong transit character to minimize congestion.

Current redevelopment projects include a 42-unit Gateway I apartment complex for low- and very low-income families and the 144-unit Mercado Apartments affordable housing complex. Future projects include 85-unit and 89-unit low-income housing complexes, a continuing education center, and a the 115,000 square-foot Mercado del Barrio Commercial Center, which will have a Hispanic-oriented supermarket.

City Heights. The largest of the redevelopment areas at 1,984 acres, the City Heights Redevelopment Project consists of several smaller community planning areas and emphasizes education and beautification. Its centerpiece is the City Heights Urban Village, a master planned redevelopment project is a pedestrian-friendly town square with schools, a gymnasium and recreation center, a library, retail, townhomes, and a performing arts center. Other existing and future developments include an affordable housing complex for seniors, several other mixed-use facilities with affordable housing for low-income families, pocket parks, a medical clinic, and an innovative alternative fuel vehicle center (AFV).

City Heights enjoys the participation of a number of non-profit organizations (City Heights Community Development Corporation San Diego Revitalization Corporation and Community Housing Works) that acquire and rehabilitate housing, promote financial literacy, oversee job training and employment referral programs program, plant trees and install lighting, and other activities that promote community revitalization and beautification.

Crossroads. The focus of the 1,031-acre Crossroads Redevelopment Project Area is to revitalize the properties along a number of major corridors in order to eliminate and prevent the spread of blight and deterioration. Specific objectives include economic growth enhancement, infrastructure improvement, expansion of employment and recreational opportunities, preservation and expansion of housing stock and retention and expansion of existing neighborhood-supporting businesses. Programs in place to address blight in this Project Area include the Housing Enhancement Loan Program (HELP), a commercial rehabilitation program, multifamily housing development, economic development. Specific areas to be redeveloped will include the Chollas Triangle.

Grantsville. Located in eastern San Diego, the 990-acre Grantville Redevelopment Project Area will address economic blighting conditions through streetscape improvement, commercial rehabilitation, pollution mitigation, transit-oriented mixed-use residential and commercial development, and parking and circulation projects.

Linda Vista. The 12-acre Linda Vista Redevelopment Area was created in 1972 primarily to eliminate the conditions of blight associated with a deteriorated shopping center. The center was redeveloped in 1988, but the Redevelopment Plan is effective through 2012 and the principal remaining objective is the redevelopment of a vacant lot. The Project Area itself does not contain any residential units; however, the proposed Linda Vista Housing Rehabilitation Program will provide improvement loans to low-income households in the area served by the Linda Vista Redevelopment Project.

North Park. The 555-acre North Park Redevelopment Area is located within 5 miles of downtown. The project focuses on the revitalization of commercial areas in North Park, with special attention for the El Cajon Boulevard and University Avenue corridors. Other objectives include the provision of affordable housing and the preservation of historic properties. Redevelopment projects within North Park include a 108-unit mixed-use affordable housing complex, a 224-unit condominium project with 45 affordable units, the rehabilitation of a theater and a community library.

San Ysidro. The 766-acre San Ysidro Redevelopment Project is located in the far southern arm of San Diego immediately north of the international border crossing to Tijuana, Mexico. The project area focuses on redeveloping a vital business district, attracting new businesses to the area, and encouraging continued tourism from American and Mexican visitors. Along with the San Ysidro Business Improvement District (BID), the Redevelopment Agency has identified streetscape improvement as a priority for the community, and projects will include new sidewalks, curbs and gutters, street furniture and lighting. An 8-unit affordable housing complex opened in 2004. Other development projects include a large mixed-use development that will have around 1,000 housing units, another 45-unit affordable apartment building for low-income households, and the rehabilitation of the San Ysidro Civic and Community Center. The Storefront Improvement Program (SIP) and Home Enhancement Loan Program (HELP) will encourage property improvements.

Southcrest and Mt. Hope. Overseen by the Southeastern Economic Development Corporation, these two redevelopment areas cover over 500 acres and include developments with affordable housing. The San Diego Housing Commission offers grants for home repair and exterior enhancement in these areas. Mt. Hope is home to the Market Street Urban Village, a new mixed-use commercial/residential development.

Housing Needs

The San Diego Housing Commission oversees a number of programs to assist qualifying low- to moderate-income households conduct home repairs and pay for first homes. Some programs are available only for some of the targeted “redevelopment areas” in the City.

Home repair programs. The City has a variety of home rehabilitation/repair programs. Households must earn under a certain amount to eligible for the programs. The programs include:

- Owner-occupied residential rehabilitation, which provides loans for the repair of owner-occupied homes and grants for the repair of mobile homes.
- One percent deferred payment loans are offered for one- to four-unit owner-occupied properties. Loans of up to \$35,000 for single-unit and \$50,000 for two- to four-unit properties are available. Full principal with accrued interest is required upon resale, refinance or taking of additional loans.

- No interest deferred payment loans of \$10,000 and \$20,000 are also available to single-unit owner-occupants. Full principal with accrued interest is required upon resale, refinance or taking of additional loans.
- Mobile home repair grants of up to \$5,500 are available to owner-occupants of mobile homes for elimination of health and safety hazards.
- Owner- and renter-occupied properties built prior to 1979 which have children under 6 years residing in them and are found to have lead hazards can receive grants to mitigate the lead hazards of up to \$10,000 for single family units and \$5,000 per multifamily units (with an additional \$5,000 available for multi-unit common areas).

Several home repair assistance programs are targeted to some of San Diego's designated "redevelopment areas" and available for households whose gross income is less than 80 to 100 percent of the Area Median Income (AMI):

- **Home repair loans and grants.** In City Heights and Linda Vista, home repair of \$10,000 to \$15,000 are provided at 3 percent interest and forgiven gradually over a 10-year schedule. Similar home repair grants of up to \$5,000 are available for Mt. Hope and Southcrest, but these carry no interest and are forgiven over a 5-year schedule.
- **Exterior enhancement loans and grants.** The City provides similar loans and grants for exterior enhancement. In City Heights, loans of up to \$10,000 at 3-percent are available for exterior enhancement, forgiven over a 5-year schedule. In Mt. Hope and Southcrest, the City provides similar exterior enhancement grants up to \$5,000.
- **Deferred payment loans.** In the Mt. Hope and Southcrest redevelopment areas, the City offers home loans up to \$35,000 carrying 3 percent interest. Payment on these loans is deferred until sale of property or 15 years, whichever occurs first. Some homeowners who prefer monthly payments may be eligible for a 0 percent loan requiring principal-only payments for 15 years.
- **Housing Enhancement Loan Program (HELP).** The HELP program was created to increase, improve, and preserve the supply of housing occupied by households of extremely low- to moderate- income within the Crossroads Redevelopment Project Area. Loans up to \$15,000 benefit households for exterior and interior improvements that enhance energy consumption, repair health and safety hazards, create aesthetic improvements that instill pride in the neighborhood and encourage improvement of other properties, etc. Loans carry 3 percent interest and are forgiven gradually starting year 8 on a 12-year schedule.

Downpayment assistance. The City also offers a variety of programs to help potential homeowners afford to purchase homes in the City. Households must earn under a certain amount to be eligible for the programs. The programs include:

- First-time homebuyers can receive a tax credit equal to 15 or 20 percent of the mortgage interest they pay each year on their federal taxes. Buyers apply through local lenders.
- Downpayment and closing cost assistance is available to buyers applying for the tax credits described above. Up to \$10,000 can be used toward downpayment and closing costs; this grant must be repaid if the buyers sell the home within 6 years.

- The City's Shared Equity program provides loans with zero percent interest on a second deed of trust against the purchased property. The maximum loan amount is \$93,800 or 25 percent of the purchase price or appraised value. The loan has a 30 year term; however, if the property is sold or the loan is paid off within 15 years, the equity in the property is shared with the SDHC. The State of California offers a similar program, for which City residents are also eligible.
- The City offers two versions of condominium conversion loans for very low to moderate income renters who are in rental complexes that are being converted to condominiums. These programs help renters purchase their units. The maximum loan amount is \$93,800 or 25 percent of the purchase price or appraised value. The loan has a 30 year term; however, if the property is sold or the loan is paid off within 15 years, the equity in the property is shared with the SDHC.
- The Centre City Redevelopment Corporation, on behalf of the Redevelopment Agency of San Diego, has a program that assists first-time homebuyers purchase a home in downtown San Diego. The program provides financing in the form of a second deed of trust loan (30 years, zero percent interest) up to \$75,000. If the buyer sells within 30 years, they must pay an amount equal to the Corporation's share of the appreciation in value of the property.

Business and Economic Growth

Small Business. The City of San Diego has created a number of programs focused on encouraging small business activity through direct assistance, development and retention programs, and advocacy and regulatory relief. The City oversees many of these programs through the Office of Small Business.

- **Small Business Micro Revolving Loan Fund (SBMRLF).** With the help of a \$750,000 grant from the Economic Development Administration (EDA), the City created this program designed to stimulate growth in economically distressed areas by providing loans between \$25,000 and \$150,000 to expanding businesses.
- **Storefront Improvement Program.** This program aims at revitalizing older commercial areas by providing rebates to small businesses for storefront improvements and renovations. These rebates up to one-third the costs of standard projects up to \$5,000, and one-half the cost of historic projects up to \$7,500. Multiple-tenant buildings may be able to receive up to \$10,000.
- **Streetscape Improvement Program.** The Commercial Revitalization Team of the Office of Small Business oversees commercial revitalization projects in 13 commercial districts in low- to moderate-income areas of the City. These programs aim at streetscape revitalization through the improvement of sidewalks, lighting, curbs, etc.
- **Business Improvement Districts (BIDs).** San Diego had the largest BID program in California. Over 18 districts throughout the City involve the participation of over 11,000 small businesses. BIDs are self-assessment districts that collect property taxes for infrastructural improvement and beautification.

Enterprise Zones. The state of California has 39 designated Enterprise Zones, one of which is located in San Diego. Enterprise Zones were created to stimulate business investments in areas that are economically disadvantaged and to spur job growth in areas of high unemployment. In these areas, businesses can claim certain state income tax savings and a number of other advantages:

- Tax credits may be claimed on up to half the wages paid to qualified new employees.
- Tax credits may be claimed for sales taxes paid on equipment purchased for manufacturing or production purposes.
- All net operating losses may be carried forward as a deduction in future years.
- Business equipment depreciation can be accelerated, up to a limited amount.
- Low-income employees can claim their own personal income tax credits.
- The state will give priority for Industrial Development Bond applications.
- Lenders (both commercial and private) may deduct net interest income on loans to Enterprise Zone businesses.

The San Diego Regional Enterprise Zone includes portions of the Third, Seventh and Eighth Council Districts, as well as parts of Chula Vista and National City. Specific benefits of the San Diego Regional Enterprise Zone include the following:

- The Enterprise Zone Job Referral Service assists with recruitment and pre-screening for new employees at no cost and provides the necessary verification for claiming of tax credits on employee wages.
- City staff expedites permit applications and serve as liaisons with other City departments.
- Certain development fees may be reduced or waived.
- New development projects located in the Enterprise Zone are eligible for direct assistance by the City. Assistance includes help in determining project application requirements, fast track permit processing, and liaison help in the development process.
- The City can provide an exemption from urban impact fees and housing trust fund fees.

SECTION VI.
San Diego's Five-year Strategic Plan

SECTION VII.
San Diego's First Program
Year (2010) Action Plan

APPENDIX A.

Consolidated Plan Certifications and SF-424

This appendix contains the HUD required signature forms and certifications for the City of San Diego Five-year Consolidated Plan.

APPENDIX B.

HUD Tables and Proposed Projects

CDBG Projects

HOME Projects

Project Name:		Housing Production Program						
Description:		IDIS Project #:		UOG Code:		UOG Code		
Development of affordable rental housing through acquisition with rehabilitation or new construction.								
Location:		Priority Need Category						
Citywide		Select one:		Rental Housing ▼				
Expected Completion Date:		Explanation:						
6/30/2010								
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity								
Outcome Categories		Specific Objectives						
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability		1 Increase the supply of affordable rental housing ▼ 2 Improve the quality of affordable rental housing ▼ 3						
Project-level Accomplishments	Accompl. Type: ▼	Proposed	85		Accompl. Type: ▼	Proposed		
		Underway				Underway		
		Complete				Complete		
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed		
		Underway				Underway		
		Complete				Complete		
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed		
		Underway				Underway		
		Complete				Complete		
	Proposed Outcome		Performance Measure		Actual Outcome			
	85 units assisted with HOME funds							
	Matrix Codes ▼				Matrix Codes ▼			
Matrix Codes ▼				Matrix Codes ▼				
Matrix Codes ▼				Matrix Codes ▼				
Program Year 1	HOME ▼	Proposed Amt.	5,132,800		Fund Source: ▼	Proposed Amt.		
		Actual Amount				Actual Amount		
	Fund Source: ▼	Proposed Amt.			Fund Source: ▼	Proposed Amt.		
		Actual Amount				Actual Amount		
	Accompl. Type: ▼	Proposed Units			Accompl. Type: ▼	Proposed Units		
		Actual Units				Actual Units		
	Accompl. Type: ▼	Proposed Units			Accompl. Type: ▼	Proposed Units		
		Actual Units				Actual Units		

Project Name:		Owner-Occupied Housing Rehabilitation						
Description:		IDIS Project #:		UOG Code:		UOG Code		
Housing rehabilitation activities for owner-occupied low income homeowners earning up to 60 percent of AMI.								
Location:		Priority Need Category						
Citywide		Select one:		Owner Occupied Housing ▼				
		Explanation:						
Expected Completion Date:								
6/30/2010								
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity								
		Specific Objectives						
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability		1 Improve the quality of owner housing ▼ 2 ▼ 3 ▼						
Project-level Accomplishments	Accompl. Type: ▼	Proposed	25		Accompl. Type: ▼	Proposed		
		Underway				Underway		
		Complete				Complete		
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed		
		Underway				Underway		
		Complete				Complete		
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed		
		Underway				Underway		
		Complete				Complete		
	Proposed Outcome		Performance Measure		Actual Outcome			
	25 owner-occupied units rehabilitated							
	Matrix Codes ▼				Matrix Codes ▼			
Matrix Codes ▼				Matrix Codes ▼				
Matrix Codes ▼				Matrix Codes ▼				
Program Year 1	HOME ▼	Proposed Amt.	500,000		Fund Source: ▼	Proposed Amt.		
		Actual Amount				Actual Amount		
	Fund Source: ▼	Proposed Amt.			Fund Source: ▼	Proposed Amt.		
		Actual Amount				Actual Amount		
	Accompl. Type: ▼	Proposed Units			Accompl. Type: ▼	Proposed Units		
		Actual Units				Actual Units		
	Accompl. Type: ▼	Proposed Units			Accompl. Type: ▼	Proposed Units		
		Actual Units				Actual Units		

Grantee Name: **Jurisdiction**

Project Name:		HOME Tenant Based Rental Assistance (TBRA)					
Description:		IDIS Project #:		UOG Code:		UOG Code	
Provide HOME-funded TBRA vouchers for up to 30 low income households.							
Location:		Priority Need Category					
Citywide		Select one:		<div> <div></div> <div></div> </div>			
Expected Completion Date:		Explanation:					
6/30/2010							
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity							
Outcome Categories		Specific Objectives					
<input checked="" type="checkbox"/> Availability/Accessibility		1, <div></div>					
<input type="checkbox"/> Affordability		2, <div></div>					
<input type="checkbox"/> Sustainability		3, <div></div>					
Project-level Accomplishments	<div></div>	Proposed	30		<div></div>	Proposed	
	<div></div>	Underway			<div></div>	Underway	
	<div></div>	Complete			<div></div>	Complete	
	<div></div>	Proposed			<div></div>	Proposed	
	<div></div>	Underway			<div></div>	Underway	
	<div></div>	Complete			<div></div>	Complete	
	<div></div>	Proposed			<div></div>	Proposed	
	<div></div>	Underway			<div></div>	Underway	
	<div></div>	Complete			<div></div>	Complete	
	<div></div>	Proposed			<div></div>	Proposed	
	<div></div>	Underway			<div></div>	Underway	
	<div></div>	Complete			<div></div>	Complete	
Proposed Outcome		Performance Measure			Actual Outcome		
30 households assisted with tenant vouchers							
<div></div>		<div></div>			<div></div>		
<div></div>		<div></div>			<div></div>		
<div></div>		<div></div>			<div></div>		
Program Year 1	<div></div>	Proposed Amt.	400,000		<div></div>	Proposed Amt.	
	<div></div>	Actual Amount			<div></div>	Actual Amount	
	<div></div>	Proposed Amt.			<div></div>	Proposed Amt.	
	<div></div>	Actual Amount			<div></div>	Actual Amount	
	<div></div>	Proposed Units			<div></div>	Proposed Units	
	<div></div>	Actual Units			<div></div>	Actual Units	
	<div></div>	Proposed Units			<div></div>	Proposed Units	
	<div></div>	Actual Units			<div></div>	Actual Units	

Project Name:		HOME Program Administration					
Description:		IDIS Project #:		UOG Code:		UOG Code	
Costs related to administering the HOME program.							
Location:		Priority Need Category					
Citywide		Select one:		<input type="text"/>			
		Explanation:					
Expected Completion Date:							
6/30/2010							
Objective Category <input type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity							
Outcome Categories		Specific Objectives					
<input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability		1. <input type="text"/>					
		2. <input type="text"/>					
		3. <input type="text"/>					
Project-level Accomplishments	<input type="text"/>	Proposed	<input type="text"/>	<input type="text"/>	<input type="text"/>	Proposed	<input type="text"/>
		Underway	<input type="text"/>			Underway	<input type="text"/>
		Complete	<input type="text"/>			Complete	<input type="text"/>
	<input type="text"/>	Proposed	<input type="text"/>	<input type="text"/>	<input type="text"/>	Proposed	<input type="text"/>
		Underway	<input type="text"/>			Underway	<input type="text"/>
		Complete	<input type="text"/>			Complete	<input type="text"/>
	<input type="text"/>	Proposed	<input type="text"/>	<input type="text"/>	<input type="text"/>	Proposed	<input type="text"/>
		Underway	<input type="text"/>			Underway	<input type="text"/>
		Complete	<input type="text"/>			Complete	<input type="text"/>
Proposed Outcome		Performance Measure		Actual Outcome			
Not applicable							
<input type="text"/>		<input type="text"/>					
<input type="text"/>		<input type="text"/>					
<input type="text"/>		<input type="text"/>					
Program Year 1	<input type="text"/>	Proposed Amt.	817,706		<input type="text"/>	Proposed Amt.	<input type="text"/>
		Actual Amount	<input type="text"/>			Actual Amount	<input type="text"/>
	<input type="text"/>	Proposed Amt.	<input type="text"/>		<input type="text"/>	Proposed Amt.	<input type="text"/>
		Actual Amount	<input type="text"/>			Actual Amount	<input type="text"/>
	<input type="text"/>	Proposed Units	<input type="text"/>		<input type="text"/>	Proposed Units	<input type="text"/>
		Actual Units	<input type="text"/>			Actual Units	<input type="text"/>
	<input type="text"/>	Proposed Units	<input type="text"/>		<input type="text"/>	Proposed Units	<input type="text"/>
		Actual Units	<input type="text"/>			Actual Units	<input type="text"/>

ESG Projects

CITY OF SAN DIEGO
FY 2010 EMERGENCY SHELTER GRANT PROGRAM
UOG CODE 063210

ProjectID	Project Name	Description	Location	City	State	Zip	Priority Need	Completion Date	Objective Category	Outcome Category	Specific Objective	Accomp Type	Accomp Type Defn	Proposed Unit	Matrix Code	Matrix Code Defn	Citation	Amount
1	Homeless Emergency Shelter Program	To provide homeless persons with a clean, safe environment for 120 days. The program provides 1 to 3 meals per day, showers, sanitation facilities, furnishings and overnight stays. The single adult shelter site varies every year.	2801 1/2 Sports Arena Blvd	San Diego	CA	92110	Public Services	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	01	People	410	03T	Operating Costs of Homeless/AIDS Patients Programs	570.201(c)	\$195,000.00
2	Cortez Hill Family Shelter Program	The facility provides 120 day, case managed, short-term transitional housing program for intact homeless families.	1449 9th Ave	San Diego	CA	92101	Public Services	6/30/2010	Suitable Living Environment	Availability/ Accessibility	No. of persons assisted with new access, with improved access or no longer substandard access to a service.	01	People	600	03T	Operating Costs of Homeless/AIDS Patients Programs	570.201(c)	\$403,129.00

APPENDIX C.
Citizen Participation Plan and Public
Outreach Materials

San Diego Needs Your Input...

...to identify housing and community development needs in your neighborhood.

The City of San Diego and the San Diego Housing Commission need your input about how to spend the federal housing and community development funds they will receive during the next five years (2010-2014). Activities must generally benefit low and moderate income persons. The City is starting its Consolidated Plan, which will determine how the federal funds will be spent. Citizen participation is a vital step in determining the City's needs and priorities.

What do we want to know?

- What do you consider to be the City's most critical housing needs?
- What are the City's most critical community development needs?
- What can the City do to improve housing opportunities and community development?

Attend one of the following meetings:

Date: Tuesday March 10, 2009

Time: 1:30pm – 4:00pm

Location: Villa Harvey Mandel
72 17th Street
(17th and Imperial)
San Diego, CA 92101-7638

Room: Father Joe's Village Classroom

Date: Wednesday March 11, 2009

Time: 6:00pm – 8:30pm

Location: St. Vincent de Paul
640 16th Street
(16th & Market)
San Diego, CA 92101-7638

Room: 12th Floor Community Room

Meetings will begin with an overview of the Consolidated Plan and discussion of needs, then will switch to an open house format. Please stop by at any time.

Other questions or needs?

- All locations are accessible to persons with physical disabilities.
- A sign language interpreter or CART will be provided upon request for any meeting with five business day's notice.
- Spanish translation will be available.
- If you need to make arrangements for meeting accessibility or child care, or for more information about the Consolidated Plan process, please contact:

Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
619-578-7542
victoriaj@sdhc.org

San Diego Needs Your Input...

...to identify housing and community development needs in your neighborhood.

The City of San Diego and the San Diego Housing Commission need your input about how to spend the federal housing and community development funds they will receive during the next five years (2010-2014). Activities must generally benefit low and moderate income persons. The City is starting its Consolidated Plan, which will determine how the federal funds will be spent. Citizen participation is a vital step in determining the City's needs and priorities.

What do we want to know?

- What do you consider to be the City's most critical housing needs?
- What are the City's most critical community development needs?
- What can the City do to improve housing opportunities and community development?

Stakeholders are invited to attend one of the following meetings to give us input into the City's Consolidated Plan:

Date: Tuesday March 10, 2009
Time: 7:30am – 10:30am
Location: San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Date: Wednesday March 11, 2009
Time: 1:00pm – 4:00pm
Location: War Memorial Building
in Balboa Park
3325 Zoo Drive
San Diego, CA 92101

Meetings will begin with an overview of the Consolidated Plan and discussion of needs, then will switch to an open house format. Please stop by at any time.

Other questions or needs?

- All locations are accessible to persons with physical disabilities.
- A sign language interpreter or CART will be provided upon request for any meeting with five business day's notice.
- Spanish translation will be available.
- If you need to make arrangements for meeting accessibility or child care, or for more information about the Consolidated Plan process, please contact:

Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
619-578-7542
victoriaj@sdhc.org

PUBLIC NOTICE
PROPOSED CITY OF SAN DIEGO 2010-2014 FIVE-YEAR CONSOLIDATED PLAN
-AND-
PROPOSED FISCAL YEAR 2010 ANNUAL ACTION PLAN FOR THE CITY OF SAN DIEGO

Draft City of San Diego 2010-2014 Five-Year Consolidated Plan

A draft of the City of San Diego's 2010-2014 Five-Year Consolidated Plan will be available for public review from April 1 through April 30, 2009. The purpose of public review is to provide the public with an opportunity to comment on the needs, resources, priorities and proposed activities to be undertaken with respect to federally funded community development programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), American Dream Downpayment Initiative (ADDI), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with Aids (HOPWA).

Draft Fiscal Year 2010 Annual Action Plan

The Fiscal Year 2010 (FY10) Annual Action Plan is the yearly update to the Five-Year Consolidated Plan. A draft of the FY10 Annual Action Plan will be available for public review from April 1 through April 30, 2009. The purpose of public review is to provide the public with an opportunity to comment on the expenditure of approximately \$26 million in federal community development programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), American Dream Downpayment Initiative (ADDI), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with Aids (HOPWA).

The draft 2010-2014 Five-Year Consolidated Plan and FY10 Annual Action Plan will be available in the reference section of all City of San Diego libraries. A schedule of public hearings is listed below. You can provide comments at any of the hearings or can submit your comments in writing to Victoria Joes, San Diego Housing Commission, 1122 Broadway, Suite 300; San Diego, CA 92101 or via e-mail to victoriaj@sdhc.org. The plan will also be available for review on the Housing Commission's website: www.sdhc.org

SCHEDULE OF PUBLIC HEARINGS April 6-28, 2009
RE: 2010-2014 CONSOLIDATED PLAN AND FY10 ANNUAL ACTION PLAN

Monday April 6 6:30 p.m.	City Heights Area Planning Committee Metro Career Center, 3 rd Floor 3910 University Avenue, (619) 280-3910
Thursday April 9 7:00 p.m.	San Pasqual-Lake Hodges Planning Committee San Diego Wild Animal Park, Conference Room Highway 78, Escondido
Wednesday April 15 2:00 p.m.	City Council Land Use and Housing Committee Meeting 202 C Street, 12th floor, (619) 533-4000
Wednesday April 15 3:00 p.m.	Otay Mesa-Nestor Planning Committee Otay Mesa-Nestor Branch Library 3003 Coronado Avenue, (619) 696-8350
Wednesday April 15 6:00 p.m.	Barrio Logan Project Area Committee Barrio Theatre 2175 Newton Avenue, (619) 238-0314
Thursday April 16 6:30 p.m.	Peninsula Community Planning Board Point Loma Branch Library 3701 Voltaire Street, (619) 222-2240
Friday April 17 9:00 a.m.	San Diego Housing Commission 1122 Broadway, 4th Floor, (619) 578-7542
Monday April 20 7:00 p.m.	Navajo Community Planners Inc. Church of Nazarene 4750 Mission Gorge Place, (619) 741-5890
Tuesday April 28 2:00 p.m.	City Council Meeting - Plan Adoption 202 C Street, 12th floor, (533-4000)

City of San Diego 2010–2014 Consolidated Plan Public Forum

Presented to:

**San Diego Residents
& Stakeholders**

Presented by:

Jen Garner
Garner Insight

and

Victoria Joes
San Diego Housing Commission



March 10 & 11, 2009



BBC Research & Consulting
3773 Cherry Creek North Drive
Suite 850
Denver, Colorado 80202
1-800-748-3222
www.bbcresearch.com

Introduction and Meeting Rules

- To ensure that everyone in attendance has a chance to voice their opinion:
 - Please hold your comments to 2 minutes on each subject. This will give everyone an equal chance to make comments.
 - Please do not interrupt or debate others. There are no right or wrong answers in our discussion today!
- If you have more to say, or have very detailed questions about programs, visit with us after the hearing.

Purpose of the Consolidated Plan

In 1995, the U.S. Department of Housing and Urban Development (HUD) began requiring states and local communities to prepare a Consolidated Plan in order to receive federal housing and community development funding.

The purpose of the Consolidated Plan is:

- To identify a jurisdiction's housing and community development needs, priorities, goals and strategies; and
- To stipulate how federal funds will be allocated to housing and community development needs in the community.

An Analysis of Impediments to Fair Housing Choice and a plan to address barriers must also be completed as part of a Consolidated Plan. In San Diego, this is a regional effort in partnership with jurisdictions across the County.

What Does San Diego Receive From HUD?

Programs	FY 2009 Funding Allocations
Community Development Block Grant (CDBG)	\$ 14,852,521
HOME Investment Partnerships Program (HOME)	\$ 8,177,066
American Dream Downpayment Initiative (ADDI)	\$ 59,227
Emergency Shelter Grants Program (ESG)	\$ 668,756
Housing Opportunities for Persons with AIDS (HOPWA)	\$ 2,646,000
Total	\$26,403,570

Note: The U.S. Department of Housing and Community Development has not released allocations for FY2010. The City of San Diego is preparing for a 10% reduction from FY 2009 funding levels.

CDBG—Previously Funded Activities

Objectives: Benefit low- and moderate-income persons.
Prevent or eliminate slums or blight.
Meet other urgent community development needs.

Housing Activities

- Provide financial assistance in the rehabilitation of multifamily and single-family housing units.
- Provide technical assistance in the rehabilitation of single-family housing units.
- Develop affordable rental housing units.



- Fund downpayment and closing cost assistance grants and interest-deferred loans.



- Provide financing for the operation of transitional housing beds.
- Provide financing towards the City's Homeless Coordinator Program, the City's Winter Shelter Program and the Regional Task Force on the Homeless.

CDBG—Previously Funded Activities

Objectives: Benefit low- and moderate-income persons.
Prevent or eliminate slums or blight.
Meet other urgent community development needs.



Public Infrastructure and Facilities

- General public facilities; homeless facilities; park and recreational facility; street improvements and health facilities.

Architectural Barrier Removal

- Projects included retrofit of City and neighborhood facilities to increase accessibility and installation of curbs, ramps, and audible traffic signals.

Neighborhood Code Compliance

Building and Housing



Neighborhood Based Code Enforcement

- Activities include proactive code enforcement teams, a targeted effort to eliminate vacant and dilapidated buildings, a volunteer code compliance program and specialized inspections related to right-of-way barriers.

CDBG—Previously Funded Activities

Objectives: Benefit low- and moderate-income persons.
Prevent or eliminate slums or blight.
Meet other urgent community development needs.



Lead Based Paint Hazard Elimination

- The City provided lead based paint information to all applicants seeking housing assistance. Lead paint hazards were eliminated as a part of all housing rehabilitated through the City's Housing Rehabilitation Program funded from a variety funding sources, with federal sources coming from two HUD Lead Hazard Control and Demonstration Grants.

San Diego's Economic Development Activities

- Focuses on small business assistance and micro-enterprise development, which results in more jobs for the region. Programs concentrate on micro-enterprise assistance for San Diego's ethnic minority and refugee populations and provide general assistance to small businesses in CDBG eligible areas.

Community and Supportive Services

- Expenditures in this category consisted of a variety of types of supportive services, many of which are targeted to specific populations such as senior citizens, youth, disabled persons, persons living with or affected by HIV/AIDS, and persons in need of other social and community services.

HOME/ADDI—Previously Funded Activities

Objectives: Allow communities to custom-design housing strategies.
Strengthen business/government/non-profit partnerships.
Build capacity of community-based housing groups.

- All the HOME programs serve Households at 80% and below of Area Median Income and concentrate on Households identified in the 2004-2009 Consolidated Plan Affordable Housing Priorities.
 - Rental housing development
 - Homeownership programs
 - Rehabilitation programs for individual households
 - CHDO support
 - Minority-owned business outreach



ESG—Previously Funded Activities

- Winter Shelter Program
- Cortez Hill Family Center



HOPWA— Previously Funded Activities

- Funds are distributed throughout the County to implement the following activities:
 - Acquisition/rehabilitation/new construction of affordable housing
 - Information and referral
 - Resource identification
 - Operating costs
 - Rental assistance
 - Supportive services



Consolidated Plan Research Process

■ Public participation:

- Citizen forums
- Stakeholder meetings/Issue specific meetings
- Draft hearing and comment period

■ Data:

- Demographic and socioeconomic analysis
- Housing market analysis
- Housing for special needs populations
- Housing and community development needs

■ Draft plan and 30-day comment period

■ Five-year Strategic Plan/2008 Action Plan

Your Input! Needs and Prioritization

- Determine needs of low-income and special needs populations in San Diego
- Rate each need as high, medium or low priority



Top 3 Housing & Community/ Economic Development Needs

Community Development

1. _____
2. _____
3. _____

Economic Development

1. _____
2. _____
3. _____

Housing

1. _____
2. _____
3. _____

Special-Needs Populations

1. _____
2. _____
3. _____

Prioritize the Needs – High, Medium or Low Priority

- **High priority**—Activities to address this need will be funded by the city during the five-year period
- **Medium priority**—If funds are available, activities to address this need may be funded by the city during the five-year period. Also, the city may take other actions to help this group locate other sources of funds
- **Low priority**—The city will not directly fund activities using funds to address this need during the five-year period, but applications for federal assistance by other entities might be supported and found to be consistent with this Plan.

How to Participate in the San Diego Consolidated Plan

- Tell us what you think today!
- Call the Housing Commission: Victoria Joes 619-578-7542
- Email the housing Commission: victoriaj@sdhc.org
- Send a letter to:

Victoria Joes
ATTN: Consolidated Plan
City of San Diego
1122 Broadway, Suite 300
San Diego, CA 92101

- The Draft Consolidated Plan will be available at:
<http://www.sdhc.org/giaboutus3a8.shtml> and
<http://www.sandiego.gov/cdbg/general/index.shtml>

Top 3 Needs of Low-Income/ Special Needs Populations in San Diego

Community Development/Public Services

1. _____
2. _____
3. _____

Economic Development

1. _____
2. _____
3. _____

Housing

1. _____
2. _____
3. _____

Special Needs Populations

1. _____
2. _____
3. _____

Prioritize Top Needs — High, Medium and Low

Please select only 3 activities for each priority level

High Priority

1. _____
2. _____
3. _____

Medium Priority

1. _____
2. _____
3. _____

Low Priority

1. _____
2. _____
3. _____

Please hand this worksheet in at the end of the meeting.

Or fax (303-399-0448) or mail to:

Heidi Aggeler
BBC Research & Consulting
3773 Cherry Creek North Drive, Suite 850
Denver, CO 80209

APPENDIX D.

Public Comments

APPENDIX D.

Public Comments

This section contains the public comments received as part of the San Diego Consolidated Plan public input process and 30-day public comment period.

Emails and letters are reproduced exactly as they were received. Where requested, we removed identifying information to protect privacy.

Email No. 1 (March 13, 2009)

-----Original Message-----

From: joy sunyata [<mailto:joyoforchidshell@yahoo.com>]

Sent: Thursday, March 12, 2009 5:18 PM

To: Victoria Joes

Cc: KevinFaulconer@sandiego.gov

Subject: Citizen Participation/2010-2014 Consolidated Plan and 2010 Action Plan

Dear Victoria,

First, thank you so much for your excellent support of my participation in above process. I am excited to know that my comments/suggestions will go to ConPlan consultants (BBC), and that they will be used to write the Plan itself. Good luck with completion of the process, and I feel certain that both plans will be excellent, and I ask that even though we are in a budget crisis locally and nationally, that our plans and outlook remain strong and confident, as I believe, that is the kind of Leadership needed from all of you by the Citizens of San Diego.

CITIZEN PARTICIPATION/2010-2014 CONSOLIDATED PLAN & 2010 ACTION PLAN
COMMENTS AND SUGGESTIONS:

PART I.

My key points pulled from "Appendix A Summary of Survey Results" from 2005-2009 Consolidated Plan; I did this first, so I could point out to you what the General Public's needs were, and probably remain basically the same, and which will help you formulate the, perhaps, difficult priorities you face given the current economic/budget crisis (I am only highlighting Average Scores in 3 range).

The top priority in any serious crisis is mostly Public Health & Public Safety (statements in parenthesis' are mine):

Fire Stations & Equipment 3.25 (I need to feel safe) Affordable Rental Housing 3.24 (I need to have a roof over my head)
Trash & Debris Removal 3.22 (I need to be healthy)
Sidewalk Improvements 3.21 (I need to feel safe)
Cleanup of Abandoned Lots

and Buildings	3.17 (I need to be healthy & feel safe)
Homeownership Assistance	3.14 (I need to have a roof over my head & the dignity of owning my home in my Community)
Libraries	3.12 (I need a place to keep my learning & growth alive, and a place that welcomes all people)
Code Enforcement	3.09 (I need a place where Laws & Codes are enforced, so my community stays safe, orderly, and friendly.
Neglected/Abuse Children Center and Services important and	3.04 (I need know that children are all in my Community, and that they are safe cared for)
Street Lighting	3.03 (I need to feel safe)
Parks & Recreational Facilities	3.02 (I need a place to recreate, relax & play)
Youth Centers	3.02 (I need places where our Youth feel safe to grow, learn, play with their peers, etc.

PART II.

TOP 3 HOUSING & COMMUNITY/ECONOMIC DEVELOPMENT NEEDS

First NEED; COMMUNITY DEVELOPMENT (In order of priority):

1. Do a housing & community development needs survey; with a special focus on the infrastructure needs of each Community.
2. Neighborhood-based code enforcement.
3. Increase incorporation of SUSTAINABILITY into our City Of Villages Plan; i.e., LEED, Smarth Growth, Public Transit, Bicycles, Pedestrian safety. These are already outlined by new laws in place at both the federal and state level with words such as "carbon footprint" and "global warming".

Other Priorities:

4. Supportive Services.
5. Information Referral.
6. Increase Citizen Participation & Community Outreach; especially meetings in each Community to help mediate the "NIMBY" (not in my backyard) attitude toward housing and shelter for homeless people, etc.
7. Create and implement easy access via websites for people to check and update Section 8, and other housing waiting lists. etc.

Second NEED; ECONOMIC DEVELOPMENT (In order of priority):

1. Design and build affordable workforce housing so people can live, work, and play in their communities.
2. Increase small business assistance to help keep "Mom-&-Pop" businesses alive to provide local jobs for local people, and to retain the soul of a neighborhood through its ethnic roots.

3. Foster more support of "micro-enterprises".

Other Priorities:

4. Communities need more living wages.

5. Support of retail is important; yet Downtown San Diego needs more enforcement of pedestrian right-of-way and safety on sidewalks outside

of Retail Businesses; i.e., restaurants, clubs, etc.

Third NEED; HOUSING (In order of priority):

1. Need a summit to discuss housing affordability and supply crisis'.

Points that need to be included and support this suggestion:

A. We desperately need a complete survey of number of dislocated tenants due to condo conversions, dislocated mobile home owners due to being replaced by new projects (recently overlay zone that protected mobile home parks was removed), redevelopment projects, etc. that close SRO's used by workforce population, seniors and other low income people, and how many of displaced tenants become first time home buyers in the newly built and/or renovated building that they once called their homes.

B. A detailed report since in-lieu fees began being paid by developers to opt out of inclusionary housing requirement

showing

project names and location, in-lieu amount paid, and then data on how and when and for what the paid in-lieu fees were

utilized

for their purpose of affordable housing.

C. Homeless count data compiled, coordinated, and totaled in a shorter time frame due to the relevance and importance of this data for San Diego.

2. Continue to fund Winter Shelter Downtown for Homeless, and also the shelter for homeless veterans, and Cortez Hill Family Center; need to fund more transitional housing beds; need to fund City's Homeless Coordinator Program.

3. Reactivate public meetings for the Taskforce on a Permanent Intake Facility for the Chronic Homeless, and/or issue regular update reports on how the process is going forward to the public.

Other Priorities:

4. Review our Fair Housing Policy and how it is implemented, and monitored.

Fourth NEED; SPECIAL NEEDS POPULATIONS (In order of priority):

1. Clearly define ADA needs as required by regulations & laws in place now, and take needed actions to implement them in our Communities.

2. I consider our children a special needs population in regards to lead-based paint hazard elimination. I was very saddened to learn that it took four years to get this on the City Council docket in 2008, and that during that period many of our children became sick from lead-based paint. This must not ever happen again, and now that we have the laws needed to eliminate this hazard,

I ask that the Staff needed for enforcement and monitoring are always

kept as a priority no matter how serious our budget crisis is.

3. Continue to help special needs populations locate other sources of funds beyond what our City can provide.

Other Priorities:

4. Continue to monitor what the needs are for our Senior Citizens; for it is well-documented that they are increasing in number now, and their numbers will increase well into the future.

My final comments are:

As a Citizen, I encourage more collaboration between all Government Bodies, Agencies, Commissions, Components, etc. as this is so vital to our large, geographic, regional area, and with the increasing focus now on "Performance Measurement" both by the Legislative and Executive Branches of our government, I feel confident that the processes important to our Consolidated Plan and our Action Plan will move forward even more to helping San Diego become America's Finest City.

Thank you for your consideration, and for the opportunity for my voice to be heard.

joy sunyata
Citizen Activist
District 2/Downtown San Diego Resident

Email No. 2

Date: March 16, 2009

Re: Five Year Consolidated Plan

I would like to comment on the formation of the City of San Diego's Five Year Consolidated Plan.

One of the greatest needs in San Diego, as it relates to decent housing and suitable living environments, is the lack of citizen and stakeholder participation in the issue on an on-going basis. The needs are ill-defined; the funding is fractured amongst too many non-profits who are working autonomously, rather than in unison. Despite the creation of a citizen participation plan during the last 5 year plan, there was little to no citizen/stakeholder input in how to meet the needs and to keep up to date with the changing circumstances.

It is, therefore, essential and the number one priority of this new citizen participation plan to create a stakeholder/advocacy group, staffed and funded by the Housing Commission, to look at the decent housing and suitable living environment issues. The group should work together to find ways to maximize federal funding and encourage non-profits to organize together to get all of the City's needs worked on. They should also advise the City Council on the needs they should be focusing on when distributing the CDBG funding.

Data shows that homelessness in the city is at chronic levels and still increasing in all categories, but with a special emphasis on the senior and disabled populations. The city currently provides a temporary winter homeless shelter and funds other providers to help with the problem year round. And the city is working on looking at a permanent homeless shelter.

But the crisis continues.

The City of San Diego has a very successful model in its Family Justice Center (FJC). It is a very high priority to provide decent housing by constructing a permanent homeless shelter using the one-stop model of the FJC. We all realize it is not enough to just provide a roof over someone's head. The main focus must be on providing the services necessary to allow the homeless to get out of the vicious cycle they have fallen into. The FJC has shown that the model can be very successful and it is long past time for the city to take what it has learned and apply it to dealing with the homeless crisis.

In addition, we have lost around seven thousand Single Room Occupancies (SRO's), mostly due to the redevelopment of the downtown area and the reluctance of the city to enforce its own requirement for a one to one replacement. Many of the SRO's had problems, and once again the city must learn from its mistakes. But SRO's are a vital part of the mix of housing types that must be available. In this time of fiscal and economic crises, unemployment and uncertainty, it is the very low income who are being hit the hardest. But when a family in very low income assisted housing can no longer afford the rent, there is nowhere for them to go but out onto the streets. This is unacceptable. There must be a stop gap to keep people housed during this difficult time.

It is essential that the city take action to fill the void created by the loss of the SRO's, while also creating an oversight that can ensure that the housing is safe and decent.

As the interest rates fall, it is essential that this plan realize the immense benefit to affordable housing that the decline in rates offers. Many affordable housing projects have mortgages at relatively high interest rates. A focus of HOME funds on helping affordable housing providers to refinance would free up income to repay other Housing Commission loans, creating even more funds available to take advantage of this historic time of low housing prices. Similarly, the Housing Commission could use HOME funds to deal with the problem of residual receipt loans. As the loans are used, interest accrues to the point where the affordable housing provider cannot repay the loan. A review of these loans to forgive the accrued interest as repayment of the principle occurs would bring in greater funding to the city and Housing Commission to be used to fulfill the needs of this consolidated plan.

As data is reviewed, it will be shown that many of our affordable housing units are 40-50 years old. Few have universal design, or livability, or even accessibility, that can be then used by those with disabilities, or by seniors. It is essential that funds are made available to rehab units, add universal design, implement energy efficiencies and take advantage of incentives on solar panels and other green upgrades. The expenditure of HOME funds has historically been left to the Housing Commission with little input or oversight by the city, and no apparent guidelines to focus the expenditure on the needs and priorities of the Consolidated Plan.

It is important to recognize that the City of San Diego is facing a dire fiscal future because of its burgeoning pension liability. As a result, the city is being forced to cut services to our libraries and parks and recreation. It is clear that these type of cuts have a

disproportionate impact on the low-income communities that rely so heavily on the services.

The next five years will show a very significant reduction in the living environment of the affordable housing residents and the Consolidated Plan needs a very robust suitable living environment section. It needs to highly prioritize programs that provide the resident services that will be lost.

Some of those are access to a computer and the internet, which is currently largely available through our libraries. The Plan needs to focus funds on non-profits that can cover that loss. There will be a drastic cut in the recreation programs offered by the city which include after-school programs, homework help, organized sports and youth aversion programs. The Plan needs to place a high priority on funding non-profits and Community Based Development Organizations that have the ability and are willing to fill the void that will be left by the city's service cuts.

There will need to be a focus on access to public transit as more and more people are forced to use a system that is continually raising fares and cutting services. That need will necessitate the improvement of sidewalks, the creation of easements for bus stops, for shelters and seats. Transit is more than a way to get around. It is the ability to take a job, a lifeline to a doctor and access to classes that can prepare people for better paying jobs. Transit must hold a high priority in the suitable living environment for the city.

Data will show that the disabled population has a disproportionately greater need of help in low-income and very low-income housing and in homeless services. That disproportionate need must be dealt with by the Consolidated Plan, and specific objectives and goals must be set-up to ensure that the disproportionate need is reduced.

The city has been under a declared emergency due to a lack of affordable housing. That fact must hold a very strong position in the Plan's priorities. The city has a policy that requires balanced communities, as does HUD. And yet the city now has areas that are almost solely dedicated to affordable housing. The Plan must consider the city's failure to abide by its own policy and the HUD requirement, and set up objectives and goals to ensure a mix of housing in all parts of the city. Having the city separated by income, as it is now, simply ensures that actions taken by the city will have a disproportionately high adverse effect on the low-income communities.

The redevelopment agency, which funds much of our affordable housing, needs to be advised of the Consolidated Plan and its priorities. While the redevelopment agency spends large amounts of money, it does not seem to be under any obligation to concern itself with the needs, priorities and goals of the Plan. Such a fractured approach to the city's housing needs is ensuring that the city will never reach the goals set forward in the Plan.

There must be better oversight of that.

This new Consolidated Plan must take a very honest look at how the city distributes its CDBG funding. All of the city's policies regarding the Consolidated Plan must meet HUD requirements.

Thank you for the chance to comment. I would like to have a chance to see the data that has been compiled for the Plan when it is available and make comment again on that data.

Email No. 3 (March 27, 2009)

Thank you for the opportunity to comment on the priorities for the City of San Diego 2010-2014 Five Year Consolidated Plan and the Proposed Fiscal Year 2010 Annual Action Plan for the City of San Diego.

The Corporation for Supportive Housing endorses the City's various strategies to create permanent housing opportunities for families and individuals who are experiencing long-term homelessness. We feel it is crucial to create investments in additional affordable and supportive housing for both the homeless and those who would likely be homeless without it.

In the past decade, the City of San Diego has made a strong effort to move people with disabilities through a continuum of care system. This action has resulted in many families and individuals finding appropriate independent housing with the kinds of services they need to be permanently removed from the difficult and often dangerous life style of the streets.

Today, there is a growing number of San Diegans who are faced with eviction; who are being devastated by a torn economy, and need to know there is permanent affordable shelter alternatives. At the same time, there are an increasing number of veterans from recent wars; young people leaving foster care; victims of domestic violence both young and old who need a safe and sustainable life in our community. Thus it is vitally important for the City to continue to financially support the creation of supportive housing.

The strategic creation of supportive housing units is also a wise fiscal investment for local jurisdictions. The most vulnerable members of our society can also be involved in costly patterns of crisis that create repeated contact with hospitals, jails and/or foster care, unemployment and public health concerns. Supportive housing solutions are key to the decline of long-term homelessness which costs so much to both the homeless and the community in which they live.

The current Consolidated Plan (FY2005-FY2009) includes the results of the Housing and Community Development Needs Survey. Out of the top 11 specific needs, the survey respondents stated that affordable rental housing was their top priority and Homeless Shelters/Services was their second priority. The current Consolidated Plan Goals include:

- Expand and preserve a continuum of affordable housing opportunities
- Support efforts to develop/complete the Continuum of Care System for the homeless through the provision of emergency shelters, transitional housing, permanent supportive housing, and supportive housing services.

In addition the current Consolidated Plan includes a summary of five year quantified objectives for special needs population. All of the special needs categories have received a High Priority with the exception of one (developmentally disabled is Medium because non CPD funding sources are used to address these needs) The Plan also acknowledges aligning the Consolidated Plan programs and objectives with the goals and strategies identified in the Regional Continuum of Care Strategy, including the Council authorized 10-Year Plan to End Chronic Homelessness. CSH suggests that it would be helpful to align with the goals and strategies identified in the Mental Health Services Act Housing Plan.

The Consolidated Plan also coordinates its proposed priority for expenditure with the policies set forth in the adopted San Diego Housing Element FY2005-2010. Among the "Quantified Objectives" stated in this document pertaining to Supportive Housing are the following:

- Support the integration of people with disabilities into private housing as much as possible
- Support the concept of providing a continuum of housing for the homeless ranging from short-term beds to affordable low-cost permanent housing
- Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities. This support focuses on provision of permanent, supportive housing space and services.

It is for these reasons that we would like to make these specific recommendations for the priority of funds in the Consolidated Plan and in addition request that these recommendation also be considered for the other resources that the City has under its control or encourage public/private partners in the community to consider for the use of their resources.

- Continue to rank Supportive housing and supportive services as a high priority
- Consider increasing the number of supportive housing units as a goal number
- Place as a priority the leveraging of the funds available in the Consolidated Plan with additional public resources available such as redevelopment set aside monies; locally created public funds such as trust fund/in-lieu fees/, and additional federal funds during the economic recovery period.
- A key to supportive housing is gap funding for operating costs. Consider the creation of project based section 8/vouchers to leverage against funds listed under the Consolidated Plan.
- Continue to reach out in a coordinated manner with other agencies involved in the goal of ending long term homelessness.
- Identify opportunities to align planning with the Mental Health Services Act Housing Plan

Thank you for your time and consideration in receiving these comments. I would be pleased to provide additional details if you have any questions regarding the recommendations we have proposed.



Resources for people with disabilities.

March 10, 2009

Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Dear Ms. Joes:

In preparation for the City of San Diego's 5 year Consolidated Housing Plan please seriously consider including the following in order to fully meet the comprehensive housing needs of individuals with disabilities within the City of San Diego.

The San Diego Housing Commission needs to include in its 5 year Consolidated Housing Plan a comprehensive strengths and needs assessment regarding access to housing for the estimated 226,251 individuals with disabilities currently living in the City of San Diego. The development and implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities is critical.

The City of San Diego must increase access to affordable and accessible housing for individuals with disabilities. Up to 60% live at or below the Federal Poverty Line (\$10,400 or less annually) and rely on public assistance to survive. This needs assessment and subsequent implementation is critical in order for the City of San Diego to effectively resolve the serious challenge of individuals with disabilities. 70% are unemployed and most are low income. Affordable and accessible housing is difficult and often impossible to find and secure.

The assessment should gather up-to-date and reliable data on the current housing status and needs of individuals with disabilities in the City of San Diego. The assessment process should collect both quantitative and qualitative data to allow individuals with disabilities to share their experiences relating to housing.

The plan needs to ensure implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities.

The City of San Diego has already made significant commitments to people with disabilities. In order to maintain the momentum, the 5 year Consolidated Plan should include steps to ensure that people with disabilities are fully integrated into the fabric of our community.

Sincerely,

A handwritten signature in cursive script that reads "Stacy Zwagers". The signature is written in dark ink and is positioned above the printed name and title.

Stacy Zwagers
Program Manager



Resources for people with disabilities.

March 10, 2009

Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Dear Ms. Joes:

In preparation for the City of San Diego's 5 year Consolidated Housing Plan please seriously consider including the following in order to fully meet the comprehensive housing needs of individuals with disabilities within the City of San Diego.

The San Diego Housing Commission needs to include in its 5 year Consolidated Housing Plan a comprehensive strengths and needs assessment regarding access to housing for the estimated 226,251 individuals with disabilities currently living in the City of San Diego. The development and implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities is critical.

The City of San Diego must increase access to affordable and accessible housing for individuals with disabilities. Up to 60% live at or below the Federal Poverty Line (\$10,400 or less annually) and rely on public assistance to survive. This needs assessment and subsequent implementation is critical in order for the City of San Diego to effectively resolve the serious challenge of individuals with disabilities. 70% are unemployed and most are low income. Affordable and accessible housing is difficult and often impossible to find and secure.

The assessment should gather up-to-date and reliable data on the current housing status and needs of individuals with disabilities in the City of San Diego. The assessment process should collect both quantitative and qualitative data to allow individuals with disabilities to share their experiences relating to housing.

The plan needs to ensure implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities.

The City of San Diego has already made significant commitments to people with disabilities. In order to maintain the momentum, the 5 year Consolidated Plan should include steps to ensure that people with disabilities are fully integrated into the fabric of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "F. Lee Price". The signature is written in a cursive, flowing style.

F. Lee Price
IL Advocate



Resources for people with disabilities.

March 9, 2009

Ms. Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Dear Ms. Joes:

In preparation for the City of San Diego's 5 year Consolidated Housing Plan please seriously consider including the following in order to fully meet the comprehensive housing needs of individuals with disabilities within the City of San Diego.

The San Diego Housing Commission needs to include in its 5 year Consolidated Housing Plan a comprehensive strengths and needs assessment regarding access to housing for the estimated 226,251 individuals with disabilities currently living in the City of San Diego. The development and implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities is critical.

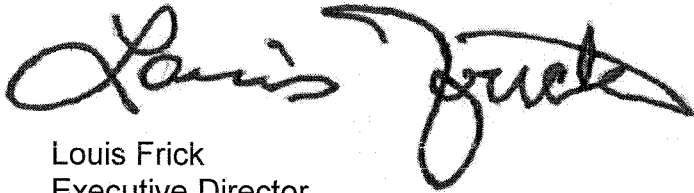
The City of San Diego must increase access to affordable and accessible housing for individuals with disabilities. Up to 60% live at or below the Federal Poverty Line (\$10,400 or less annually) and rely on public assistance to survive. This needs assessment and subsequent implementation is critical in order for the City of San Diego to effectively resolve the serious challenge of individuals with disabilities. 70% are unemployed and most are low income. Affordable and accessible housing is difficult and often impossible to find and secure.

The assessment should gather up to date and reliable data on the current housing status and needs of individuals with disabilities in the City of San Diego. The assessment process should collect both quantitative and qualitative data to allow individuals with disabilities to share their experiences relating to housing.

The plan then needs to ensure implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities.

The City of San Diego has already made significant commitments to people with disabilities. In order to maintain the momentum, the 5 year Consolidated Plan should include steps to ensure that people with disabilities are fully integrated into the fabric of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Louis Frick". The signature is fluid and cursive, with a large, sweeping initial "L" and a long, horizontal stroke extending to the right.

Louis Frick
Executive Director

March 10, 2009

Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Dear Ms. Joes:

In preparation for the City of San Diego's 5 year Consolidated Housing Plan please seriously consider including the following in order to fully meet the comprehensive housing needs of individuals with disabilities within the City of San Diego.

The San Diego Housing Commission needs to include in its 5 year Consolidated Housing Plan a comprehensive strengths and needs assessment regarding access to housing for the estimated 226,251 individuals with disabilities currently living in the City of San Diego. The development and implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities is critical.

I work with people with disabilities everyday that are trying to discharge from nursing homes to the community. Most of them are institutionalized because they cannot find affordable/accessible housing. The Section 8 voucher waiting list is so long and the waiting lists for subsidized housing are often just as long. San Diego county needs more affordable and accessible housing for people with disabilities.

The City of San Diego must increase access to affordable and accessible housing for individuals with disabilities. Up to 60% live at or below the Federal Poverty Line (\$10,400 or less annually) and rely on public assistance to survive. This needs assessment and subsequent implementation is critical in order for the City of San Diego to effectively resolve the serious challenge of individuals with disabilities. 70% are unemployed and most are low income. Affordable and accessible housing is difficult and often impossible to find and secure.

The City of San Diego has already made significant commitments to people with disabilities. In order to maintain the momentum, the 5 year Consolidated Plan should include steps to ensure that people with disabilities are fully integrated into the fabric of our community.

Sincerely,

Amy Kalivas
Advocate

March 10, 2009

Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Dear Ms. Joes:

In preparation for the City of San Diego's 5 year Consolidated Housing Plan please seriously consider including the following in order to fully meet the comprehensive housing needs of individuals with disabilities within the City of San Diego.

The San Diego Housing Commission needs to include in its 5 year Consolidated Housing Plan a comprehensive strengths and needs assessment regarding access to housing for the estimated 226,251 individuals with disabilities currently living in the City of San Diego. The development and implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities is critical.

The City of San Diego must increase access to affordable and accessible housing for individuals with disabilities. Up to 60% live at or below the Federal Poverty Line (\$10,400 or less annually) and rely on public assistance to survive. This needs assessment and subsequent implementation is critical in order for the City of San Diego to effectively resolve the serious challenge of individuals with disabilities. 70% are unemployed and most are low income. Affordable and accessible housing is difficult and often impossible to find and secure.

The plan then needs to ensure implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities.

The City of San Diego has already made significant commitments to people with disabilities. In order to maintain the momentum, the 5 year Consolidated Plan should include steps to ensure that people with disabilities are fully integrated into the fabric of our community.

Sincerely,

A handwritten signature in cursive script, reading "Valerie Arita".

Valerie Arita
Independent Living Advocate
Access to Independence

March 9, 2009

Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Dear Ms. Joes:

In preparation for the City of San Diego's 5 year Consolidated Housing Plan please seriously consider including the following in order to fully meet the comprehensive housing needs of individuals with disabilities within the City of San Diego.

The San Diego Housing Commission needs to include in its 5 year Consolidated Housing Plan a comprehensive strengths and needs assessment regarding access to housing for the estimated 226,251 individuals with disabilities currently living in the City of San Diego. The development and implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities is critical.


The City of San Diego must increase access to affordable and accessible housing for individuals with disabilities. Up to 60% live at or below the Federal Poverty Line (\$10,400 or less annually) and rely on public assistance to survive. This needs assessment and subsequent implementation is critical in order for the City of San Diego to effectively resolve the serious challenge of individuals with disabilities. 70% are unemployed and most are low income. Affordable and accessible housing is difficult and often impossible to find and secure.

The assessment should gather up to date and reliable data on the current housing status and needs of individuals with disabilities in the City of San Diego. The assessment process should collect both quantitative and qualitative data to allow individuals with disabilities to share their experiences relating to housing.

The plan then needs to ensure implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities.

The City of San Diego has already made significant commitments to people with disabilities. In order to maintain the momentum, the 5 year Consolidated Plan should include steps to ensure that people with disabilities are fully integrated into the fabric of our community.

Sincerely,


Sonia Silva
CAP Advocate

March 9, 2009

Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Dear Ms. Joes:

In preparation for the City of San Diego's 5 year Consolidated Housing Plan please seriously consider including the following in order to fully meet the comprehensive housing needs of individuals with disabilities within the City of San Diego.


The San Diego Housing Commission needs to include in its 5 year Consolidated Housing Plan a comprehensive strengths and needs assessment regarding access to housing for the estimated 226,251 individuals with disabilities currently living in the City of San Diego. The development and implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities is critical.

The City of San Diego must increase access to affordable and accessible housing for individuals with disabilities. Up to 60% live at or below the Federal Poverty Line (\$10,400 or less annually) and rely on public assistance to survive. This needs assessment and subsequent implementation is critical in order for the City of San Diego to effectively resolve the serious challenge of individuals with disabilities. 70% are unemployed and most are low income. Affordable and accessible housing is difficult and often impossible to find and secure.

The assessment should gather up to date and reliable data on the current housing status and needs of individuals with disabilities in the City of San Diego. The assessment process should collect both quantitative and qualitative data to allow individuals with disabilities to share their experiences relating to housing.

The plan then needs to ensure implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities.

The City of San Diego has already made significant commitments to people with disabilities. In order to maintain the momentum, the 5 year Consolidated Plan should include steps to ensure that people with disabilities are fully integrated into the fabric of our community.

Sincerely,

Judith Brown
Independent Living Advocate

March 9, 2009

Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Dear Ms. Joes:

In preparation for the City of San Diego's 5 year Consolidated Housing Plan please seriously consider including the following in order to fully meet the comprehensive housing needs of individuals with disabilities within the City of San Diego.

The San Diego Housing Commission needs to include in its 5 year Consolidated Housing Plan a comprehensive strengths and needs assessment regarding access to housing for the estimated 226,251 individuals with disabilities currently living in the City of San Diego. The development and implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities is critical.

The City of San Diego must increase access to affordable and accessible housing for individuals with disabilities. Up to 60% live at or below the Federal Poverty Line (\$10,400 or less annually) and rely on public assistance to survive. This needs assessment and subsequent implementation is critical in order for the City of San Diego to effectively resolve the serious challenge of individuals with disabilities. 70% are unemployed and most are low income. Affordable and accessible housing is difficult and often impossible to find and secure.

The assessment should gather up to date and reliable data on the current housing status and needs of individuals with disabilities in the City of San Diego. The assessment process should collect both quantitative and qualitative data to allow individuals with disabilities to share their experiences relating to housing.

The plan then needs to ensure implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities.

The City of San Diego has already made significant commitments to people with disabilities. In order to maintain the momentum, the 5 year Consolidated Plan should include steps to ensure that people with disabilities are fully integrated into the fabric of our community.

Sincerely,

Leticia Vizcarra
Program Manager

March 10, 2009

Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Dear Ms. Joes:

The San Diego Housing Commission needs to include in its 5 year Consolidated Housing Plan a comprehensive strengths and needs assessment regarding access to housing for the estimated 226,251 individuals with disabilities currently living in the City of San Diego. The development and implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities is critical.

The City of San Diego must increase access to affordable and accessible housing for individuals with disabilities. Up to 60% live at or below the Federal Poverty Line (\$10,400 or less annually) and rely on public assistance to survive. This needs assessment and subsequent implementation is critical in order for the City of San Diego to effectively resolve the serious challenge of individuals with disabilities. 70% are unemployed and most are low income. Affordable and accessible housing is difficult and often impossible to find and secure.

The assessment should gather up to date and reliable data on the current housing status and needs of individuals with disabilities in the City of San Diego. The assessment process should collect both quantitative and qualitative data to allow individuals with disabilities to share their experiences relating to housing.

The plan then needs to ensure implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities.

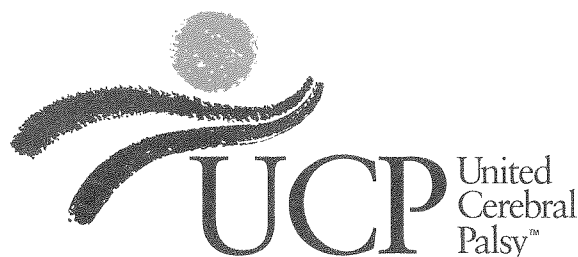
The City of San Diego has already made significant commitments to people with disabilities. In order to maintain the momentum, the 5 year Consolidated Plan should include steps to ensure that people with disabilities are fully integrated into the fabric of our community.

Sincerely,


Jeralene S. Corley
San Diego Resident

March 9, 2009

Victoria Jones
San Diego Housing Commission
1122 Broadway, Ste 300
San Diego, CA 92101



of San Diego County

Life without limits

for people with disabilities™

Re: 5 Year Consolidated Plan

Dear Housing Commission Members:

50 YEARS
1958 2008

United Cerebral Palsy (UCP) Association of San Diego County is pleased to provide input regarding the City of San Diego's 5 Year Consolidated Plan on Housing and Community Development. UCP of San Diego is a private, non-profit organization who has provided programs and services to people with disabilities and their families for over 50 years. The majority of the individuals we represent have very low incomes and need wheelchair accessible housing near public transportation and services.

BOARD OF DIRECTORS

OFFICERS:

JIM O'LEARY
President

MISTY THOMPSON
Vice President

KIKU BOYANCE
Secretary

DAN ALESSIO
Treasurer

DIRECTORS:

Trish Alessio
Doug Austin
Henry Chambers, M.D.
John Gentillon
Stephen Holland
Mary Beth Kellee
Art Lindberg
Roseann Myers
Colleen Peterson
Gadi Revivo, M.D.
Jean Townsend
Karen Waller

First of all, in order for UCP to fully comment on a plan we would need to access the data you are compiling on the number of rental units affordable to very low income and livable by those who are mobility impaired. We would like to review your data once it has been compiled, and comment again when we have had a chance to look at it for trends that affect the disability community. Please let us know when that information will be available for review.

We also would like to request a copy of the draft Consolidated Plan be mailed to us as soon as it is available. Please direct this document to: Mary Krieger, United Cerebral Palsy, 8525 Gibbs Drive, St. 100, San Diego, CA 92123.

DAVID CARUCCI
Executive Director

UCP of San Diego has been disappointed upon review of past housing plans that generally have overlooked the needs of the disability community. We are hopeful that this plan will take a very specific look at the needs of this community to prevent further increases in people with disabilities living in poverty and with current economic conditions causing even more homelessness.

www.ucpsd.org

NON-PROFIT TAX ID
#95-1866066

A UNITED WAY AGENCY

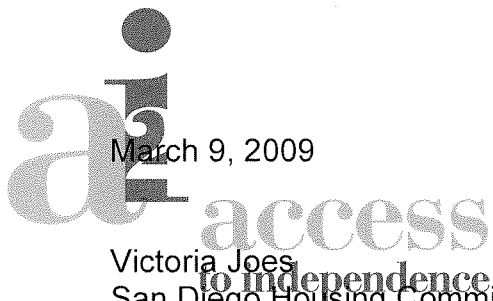
If our agency can be of further assistance with this matter please feel free to contact me at 858 571-7803 or mkrieger@ucpsd.org. Thank you for the opportunity to provide input on this very important community need.

Sincerely,

A handwritten signature in cursive script that reads "Mary Krieger".

Mary Krieger
Associate Executive Director of Programs





March 9, 2009

Victoria Joes
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Resources for people with disabilities.

Dear Ms. Joes:

In preparation for the City of San Diego's 5 year Consolidated Housing Plan please seriously consider including the following in order to fully meet the comprehensive housing needs of individuals with disabilities within the City of San Diego.

The San Diego Housing Commission needs to include in its 5 year Consolidated Housing Plan a comprehensive strengths and needs assessment regarding access to housing for the estimated 226,251 individuals with disabilities currently living in the City of San Diego. The development and implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities is critical.

The City of San Diego must increase access to affordable and accessible housing for individuals with disabilities. Up to 60% live at or below the Federal Poverty Line (\$10,400 or less annually) and rely on public assistance to survive. This needs assessment and subsequent implementation is critical in order for the City of San Diego to effectively resolve the serious challenge of individuals with disabilities. 70% are unemployed and most are low income. Affordable and accessible housing is difficult and often impossible to find and secure.

The assessment should gather up to date and reliable data on the current housing status and needs of individuals with disabilities in the City of San Diego. The assessment process should collect both quantitative and qualitative data to allow individuals with disabilities to share their experiences relating to housing.

The plan then needs to ensure implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities.

The City of San Diego has already made significant commitments to people with disabilities. In order to maintain the momentum, the 5 year Consolidated Plan should include steps to ensure that people with disabilities are fully integrated into the fabric of our community.

Sincerely,

Monica Barraza
Independent Living Advocate



Resources for people with disabilities.

March 11, 2009

Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Dear Ms. Joes:

In preparation for the City of San Diego's 5 year Consolidated Housing Plan please seriously consider including the following in order to fully meet the comprehensive housing needs of individuals with disabilities within the City of San Diego.

The San Diego Housing Commission needs to include in its 5 year Consolidated Housing Plan a comprehensive strengths and needs assessment regarding access to housing for the estimated 226,251 individuals with disabilities currently living in the City of San Diego. The development and implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities is critical.

The City of San Diego must increase access to affordable and accessible housing for individuals with disabilities. Up to 60% live at or below the Federal Poverty Line (\$10,400 or less annually) and rely on public assistance to survive. This needs assessment and subsequent implementation is critical in order for the City of San Diego to effectively resolve the serious challenge of individuals with disabilities. 70% are unemployed and most are low income. Affordable and accessible housing is difficult and often impossible to find and secure.

The assessment should gather up to date and reliable data on the current housing status and needs of individuals with disabilities in the City of San Diego. The assessment process should collect both quantitative and qualitative data to allow individuals with disabilities to share their experiences relating to housing.

The plan then needs to ensure implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities.

The City of San Diego has already made significant commitments to people with disabilities. In order to maintain the momentum, the 5 year Consolidated Plan should

include steps to ensure that people with disabilities are fully integrated into the fabric of our community.

Sincerely,

A handwritten signature in cursive script that reads "Jean Farrington". The signature is fluid and elegant, with the first name "Jean" and last name "Farrington" clearly distinguishable.

Jean Farrington
Receptionist

March 11, 2009

Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Dear Ms. Joes:

In preparation for the City of San Diego's 5 year Consolidated Housing Plan please seriously consider including the following in order to fully meet the comprehensive housing needs of individuals with disabilities within the City of San Diego.

The San Diego Housing Commission needs to include in its 5 year Consolidated Housing Plan a comprehensive strengths and needs assessment regarding access to housing for the estimated 226,251 individuals with disabilities currently living in the City of San Diego. The development and implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities is critical.

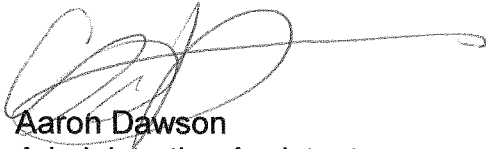
The City of San Diego must increase access to affordable and accessible housing for individuals with disabilities. Up to 60% live at or below the Federal Poverty Line (\$10,400 or less annually) and rely on public assistance to survive. This needs assessment and subsequent implementation is critical in order for the City of San Diego to effectively resolve the serious challenge of individuals with disabilities. 70% are unemployed and most are low income. Affordable and accessible housing is difficult and often impossible to find and secure.

The assessment should gather up to date and reliable data on the current housing status and needs of individuals with disabilities in the City of San Diego. The assessment process should collect both quantitative and qualitative data to allow individuals with disabilities to share their experiences relating to housing.

The plan then needs to ensure implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities.

The City of San Diego has already made significant commitments to people with disabilities. In order to maintain the momentum, the 5 year Consolidated Plan should include steps to ensure that people with disabilities are fully integrated into the fabric of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aaron Dawson', with a long horizontal flourish extending to the right.

Aaron Dawson
Administrative Assistant
Access to Independence

The City of San Diego has already made significant commitments to people with disabilities. In order to maintain the momentum, the 5 year Consolidated Plan should include steps to ensure that people with disabilities are fully integrated into the fabric of our community. As a service provider, of the disabled community and a person with a disability, I see the need for **affordable, accessible, and emergency** housing every day. I encourage the city of San Diego to continue taking the necessary steps to make **affordable, accessible** housing available to those who needed it the most, citizens on low income.

A handwritten signature in cursive script, reading "Ruben Ceballos". The signature is written in black ink and has a fluid, connected style.

Sincerely,

Ruben Ceballos
Citizen, City Of San Diego



Resources for people with disabilities.

March 11, 2009

Ms. Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Dear Ms. Joes:

In preparation for the City of San Diego's 5 year Consolidated Housing Plan please seriously consider including the following in order to fully meet the comprehensive housing needs of individuals with disabilities within the City of San Diego.

The San Diego Housing Commission needs to include in its 5 year Consolidated Housing Plan a comprehensive strengths and needs assessment regarding access to housing for the estimated 226,251 San Diegans with disabilities currently living in the City of San Diego. The development and implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities is critical.

The City of San Diego must increase access to affordable and accessible housing for individuals with disabilities. Up to 60% live at or below the Federal Poverty Line (\$10,400 or less annually) and rely on public assistance to survive. This needs assessment and subsequent implementation is critical in order for the City of San Diego to effectively resolve the serious challenge of individuals with disabilities. 70% are unemployed and most are low income. Affordable and accessible housing is difficult and often impossible to find and secure.

The assessment should gather up to date and reliable data on the current housing status and needs of citizens with disabilities in the City of San Diego. The assessment process should collect both quantitative and qualitative data to allow individuals with disabilities to share their experiences relating to housing.

The plan then needs to ensure implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities.

March 10, 2009

Victoria Joes
Program Analyst
San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Dear Ms. Joes:

In preparation for the City of San Diego's 5 year Consolidated Housing Plan please seriously consider including the following in order to fully meet the comprehensive housing needs of individuals with disabilities within the City of San Diego.

The San Diego Housing Commission needs to include in its 5 year Consolidated Housing Plan a comprehensive strengths and needs assessment regarding access to housing for the estimated 226,251 individuals with disabilities currently living in the City of San Diego. The development and implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities is critical.

The City of San Diego must increase access to affordable and accessible housing for individuals with disabilities. Up to 60% live at or below the Federal Poverty Line (\$10,400 or less annually) and rely on public assistance to survive. This needs assessment and subsequent implementation is critical in order for the City of San Diego to effectively resolve the serious challenge of individuals with disabilities. 70% are unemployed and most are low income. Affordable and accessible housing is difficult and often impossible to find and secure.

The assessment should gather up to date and reliable data on the current housing status and needs of individuals with disabilities in the City of San Diego. The assessment process should collect both quantitative and qualitative data to allow individuals with disabilities to share their experiences relating to housing.

The plan then needs to ensure implementation of appropriate strategies that fully address the need for affordable and accessible housing for individuals with disabilities.

The City of San Diego has already made significant commitments to people with disabilities. In order to maintain the momentum, the 5 year Consolidated Plan should include steps to ensure that people with disabilities are fully integrated into the fabric of our community.

Sincerely,

A handwritten signature in cursive script, appearing to read "Thomas Riis".

Thomas Riis
1412 Golden Gate Drive
San Diego, CA 92116

APPENDIX E.

Gang Prevention Documents

2009 San Diego Commission on Gang Prevention and Intervention Workplan

Introduction

In 2006, the Commission on Gang Prevention and Intervention was established by the San Diego City Council to develop a strategic collaborative effort between the various agencies who work with gang related issues.

Completing its Strategic Action Plan in 2007-08, the Commission implemented many initiatives based on the goals in the Action Plan and has facilitated collaboration and instituted the coordination of services and initiatives in some communities. Though gang violence has decreased as of this writing (According to the San Diego Police Department Gang Statistics, in 2008 in there were 21 gang homicides in 2008, as opposed to 28 gang homicides in 2007), the Commission believes that continued sustained efforts are needed to nurture the seeds (i.e. programs, collaborations, strategic efforts) that will continue to impact gang activity (gang recruitment and violence). This workplan fine tunes its goals, the direction and initiatives for 2009.

.The Mission and Vision of the San Diego Commission on Gang Prevention and Intervention are as follows:

Mission

Develop a more strategic, coordinated, and collaborative effort between the City, law enforcement agencies, social service providers, and the general public with the objective of significantly curtailing gang involvement, and its negative impact, in the City of San Diego.

Make recommendations concerning gang prevention, intervention, diversion, and suppression methods; identify local, state, and federal funding sources; and address other gang-related policy matters. (*San Diego Municipal Code Article 6, Division 19*)

Vision for 2009

Reduce Gang Violence and empower Communities through collaboration with city and county agencies.

Goals for 2009

- Goal 1** Establish an effective coordinated collaboration process to impact gang activity citywide
- Goal 2** Develop joint partnerships to help address the gang issues within the City of San Diego
- Goal 3** Establish a data and research analysis process to keep the Mayor, City Council and Commission aware of key gang trends and anti-gang research on an ongoing basis
- Goal 4** Identify funding sources for agencies and organizations to apply to build capacity in existing, effective and promising gang prevention and intervention programs/strategies on a neighborhood basis
- Goal 5** Make policy recommendations to the Mayor and City Council on issues of gang prevention, intervention, diversion and suppression methods, *identify* local, state and federal funding sources, and *identify* best practice efforts.
- Goal 6** Develop a sustainable funding strategy for the Strategic Action plan

Below are the Commission's goals for 2009, and the steps outlined to achieve those goals:

Goal 1 Establish an effective coordinated collaboration process to impact gang activity citywide

2009 Focus: Working with Multiagency teams across the City (Mira Mesa, Linda Vista, South Bay and Southeastern) continues to facilitate initiatives:

	<u>Activity</u>		<u>Outcome</u>	<u>Indicators</u>	<u>Team</u>
1.1	Partner with San Diego Police Department in developing collaborative Truancy/Curfew sweeps; <i>In June 2008 the Commission recommended that collaborative Truancy/Curfew sweeps be implemented.</i>		Collaborative Truancy/Curfew Sweeps are Citywide. <i>Southeastern and Mid City are currently working together with community based organizations on this strategy within their Divisions.</i>	Staff to support Police Department by working with Community Based organizations to increase the number of divisions participating in collaborative curfew sweeps citywide by 2 divisions.	San Diego Police Department, San Diego County Probation, San Diego City Schools, Commissioners Eugene Johnson, Christopher Yanov, Daniel Villarreal, Kevin Henderson
1.2	Support City School's effort to impact at risk youth through attendance initiatives such as 10 to succeed and a more effective truancy/attendance procedure.		Provide coaches through Commissioners involvement in 10 to Succeed; participate on Truancy Task Force	100% of Commissioners and/or their representative participate in varying degrees with 10 to Succeed	All Commissioners
1.3	Partner with the San Diego Police Department on the CALGrip Grant . San Diego Police Department is the lead and the project includes prevention, intervention and suppression components.		Involve 270 Youth through the following: a. Prevention: Extended hours at targeted City Recreation Centers, and/or community resources such as gyms, athletic programs, etc. b. Intervention: A Coordinator to work with the Commission, Police Department, and community to identify, organize and maximize resources. c. Suppression: A Criminal Intelligence Analyst to provide link analysis and other sophisticated interpretation to enable police resources to be allocated most effectively.	The Commission is the Advisory board to this CALgrip grant and will review and comment on efforts to attain the targeted goals and provide recommendations to ensure successful accomplishment of its goals during the monthly meetings.	San Diego Police Department, SANDAG, San Diego Workforce Partnership, San Diego Probation, San Diego City Schools partnering with Metro United, City Park and Recreation Department.

	<u>Activity</u>		<u>Outcome</u>	<u>Indicators</u>	<u>Team</u>
1.4	Continue working with communities across the city on community initiated efforts.		a. Safe Passage at Morse/Bell and Mann/Crawford and South San Diego schools b. Work with San Diego Organizing Projects Youth Focused effort in collaboration with San Diego Police Department. c. Continue work and activities in the following communities: Mira Mesa, Mid City, South San Diego, Linda Vista, Encanto Areas	Community reports by staff and leads will be made twice a year to the commission.	San Diego Police Department, District Attorney's Office, San Diego City Schools and over 20 community partners with interns funded by OJJDP and California Wellness.
1.5	<i>Support partnerships between San Diego Unified School District, community sports organizations, Star Pal and other Community Based organizations.</i>		Publicize and share age appropriate after school activities for youth through these collaborations.	List Activities on the Gang Commission website and staff research the number of youth involved.	San Diego Police Department, StarPal San Diego City Schools, San Diego Probation and community partners
1.6	<i>Continue to Celebrate youth by participating with organizations sponsoring creative events that empower and invite youth input into strategies that promote positive activities—like a week of community education about services to help youth succeed in life.</i>		Support School events being organized and others that celebrate youth in positive ways.	Staff and Commissioners and/ or their representatives will participate in at least 3 events by October 2009.	Community Partners and Commissioners
1.7	<i>Support and facilitate churches being involved in a voluntary response team to support family's who are victims of gang violence. Continue Project Compassions work that was initiated in December 2008.</i>		Facilitate with community organizations a process and structure for the operations of Project Compassion.	Staff will work with Commission members and community groups to accomplish by Oct. 2009	District Attorney's Office, San Diego Police Department, Community Partners
1.8	Work with San Diego Workforce Partnership on employment for youth in the City of San Diego and special		Work with committees focusing on youth employment	Staff and other Commissioners will work Commissioner Cafferty	All Commissioners

	programs like the Summer program			to determine content and present at least 2 reports to the Commission by October?	
--	----------------------------------	--	--	---	--

Goal 2 Develop joint partnerships to help address the gang issues within the City of San Diego

2009 Focus: The above goal should read: Develop within the City organization a multi department partnership to focus on information sharing and training regarding gang issues within the community.

	<u>Activity</u>		<u>Outcome</u>	<u>Indicators</u>	<u>Team</u>
2.1	The Commission will expand its invitations to the following City Departments to be part of the City Team: City Planning and Community Investment, Fire-Rescue Department, Neighborhood Code Compliance, Commission for Arts and Culture		Currently Park and Recreation, Library Services, City Attorney's office and the Police Department meet regularly. Training and information sharing are the efforts.	Convene quarterly meetings and expand participation of 2 members by October 2009	San Diego Police Department and the City Attorney's Department
2.2	<i>Discuss with Park and Recreation, Police Department and other appropriate departments how the Commission can identify and support additional opportunities to incorporate positive youth development (effective prevention and intervention strategies) within departmental youth initiatives.</i>		Upon conclusion of briefings, consider creation of a subcommittee to explore potential policy recommendations if follow up action is recommended.	Schedule departmental briefings for the Commission by Summer 2009.	All Commissioners

Goal 3 Establish a data and research analysis process to keep the Mayor, City Council and Commission aware of key gang trends and anti-gang research on an ongoing basis

2009 Focus: In Spring 2008, the Gang Commission created an Ad Hoc committee to examine and address data/research issues and constraints. The

committee included representatives from the Commission (San Diego Police Department, San Diego County Probation Department, and San Diego Association of Governments (SANDAG)) and community partner, The Children's Initiative, and the project research consultant, Dr. Dana Nurge.

	Activity		Outcome	Indicator	Team
3.1	Expand on the work that began by the Commission's Data Ad Hoc Committee in the spring of 2008		Reach Consensus on data that reflects ongoing gang trends.	A uniform consistent scanning report from Probation and PD.	San Diego Probation, San Diego Police Department, San Diego City Schools, SANDAG

Goal 4 Identify funding sources for agencies and organizations to apply to build capacity in existing, effective and promising gang prevention and intervention programs/strategies on a neighborhood basis

2009 Focus: The Commission is working with SANDAG and Clark Consultants on building capacity of small community based organizations. The project needs funding. It requires that organizations be contacted, interviewed and a strategy be developed that will meet their needs. The project will also communicate with local funders about the effort and the information learned from the planning process.

	Activity		Outcome	Indicator	Team
4.1	Identify funding sources for agencies and organizations in order to build capacity of grass roots organizations.		Promote national indices of best practices that local organizations can implement to serve youth	An index of organizations will be completed by September 2009.	Commission Staff, Clark Consultants and SANDAG

Goal 5 Make policy recommendations to the Mayor and City Council on issues of gang prevention, intervention, diversion and suppression methods, *identify* local, state and federal funding sources, and *identify* best practice efforts.

	Activity		Outcome	Indicator	Team
5.1	Recommend review of legislation, funding, and best practices for the Mayor and Council to consider		Commissioners will identify relevant legislative, funding sources, and best practices	Track legislation, funding and best practices discussed during Commission meetings	Commission and Staff

Goal 6 Develop a sustainable funding strategy for the Strategic Action plan

2009 Focus: An effort that is ongoing.

At-Risk Youth

Population. There are four segments of the population of youth in San Diego who have potential housing and supportive service needs: youths aging out of the foster care system; older youth transitioning to adulthood with uncertain future plans; youth who are homeless; and youth who are at risk of gang involvement. Youth who have no supervision at home after-school, and who lack after-school activities, are also youth who may be at-risk.

Youth exiting the foster care system. At age 18, many youth “age out” of the foster care system, social services and the juvenile justice system. Typically, the foster care system expects youth to live on their own at age 18. Often, youth in foster care do not get the help they need with high school completion, employment, accessing health care, continued educational opportunities, housing and transitional living arrangements, which can lead to longer-term housing and supportive service needs. A 2008 study by the Urban Institute found that only two in five children aging out of foster care are employed by age 24, and half experience homelessness or precarious housing situations.¹ According to San Diego Youth Services, between 25 and 40 percent of youths aging out of the foster care system experience homelessness within 12 months after their 18th birthday.

According to County officials, there were about 6,300 children living in foster care in San Diego County in 2004-2005.

Youth with uncertain futures. The KIDS COUNT program of the Annie E. Casey Foundation uses annual Census data to track the number of at-risk, or “disconnected” youths throughout the U.S. Disconnected youth are persons ages 18 to 24 who are not presently enrolled in school, are not currently working and have no degree beyond a high school diploma or GED. The statistic intends to capture a population of young adults having difficulty making the transition to adulthood. In 2007, 15,000 young adults ages 19 to 24 in San Diego (9 percent of this population) were reported to be disconnected, much lower than the statewide and nationwide rate of 15 percent.

Youth who are homeless or at risk of homelessness. The KIDS COUNT program of the Annie E. Casey Foundation estimates that 16,000 children under age 18 in San Diego, or 5 percent of this population, are not living with either one of their parents.

Resources. The federal government serves the population of youths aging out of foster care through the John H. Chafee Foster Care Independence Program. The Chafee program offers college and career counseling and can help participants pay for bus passes, car insurance, work clothes and school supplies.

¹ Urban Institute (2008). “Coming of Age: Employment Outcomes for Youth Who Age Out of Foster Care through their Middle Twenties.” http://www.urban.org/UploadedPDF/1001174_employment_outcomes.pdf

San Diego Youth Services (SDYS) is the primary organization serving the community of homeless, runaway, abused and at-risk youth in the San Diego area. It offers emergency services, coordinates temporary and long-term living arrangements, and provides other supportive services for this population.

SDYS operates a number of emergency and transitional care facilities for at-risk youths. The Storefront is the City's only emergency shelter for homeless and runaway youth and has capacity for 20 persons. The Bridge is a group home for children age 12 to 17 where up to 8 children can stay as SDYS attempts to reunite them with family or coordinate alternative living arrangements. The Bridgeman Home is a group home specializing in care for up to six deaf and hard of hearing youths. The Take Wing is an 18-month transitional living program that offers 32 transitional housing units and training in independent living to at-risk youths between 18 and 24. Finally, the 35th Street Apartments, inaugurated in 2007, include 8 apartments for young adults who have recently aged out of the foster care system.

St. Vincent de Paul Village operates the Toussaint Academy of Arts and Sciences, providing housing, education and integrated services to homeless youths between 14 and 17. It has capacity for approximately 35 youths. Run by the San Diego Lesbian, Gay, Bisexual, Transgender Community Center, the Sunburst Apartment complex has 23 studio and one-bedroom units for youths with HIV/AIDS or a mental disability who have experienced homelessness or who are aging out of the foster care system.

Youth who are at risk of gang involvement. Youth at risk of gang involvement often times have experienced severe abuse, chronic neglect, domestic and dating violence, poor and violent neighborhoods, unmet mental and physical health needs, emotional or behavioral problems, poor peer group choices and relationships and poor academic achievement and poor educational options.² These youth are likely involved in the juvenile justice system and may not be able to safely return to their homes or communities or may be abandoned/locked out as result of their families not being able to cope with their behaviors. Gang involvement is sometimes the alternative many of these youth turn to cope with their situations.

Community risk factors have an important impact on these youth moving into gang related activity.:

Longitudinal studies have identified the availability of drugs, the presence of many neighborhood youth who are in trouble, youth's feelings of being unsafe in the neighborhood, low neighborhood

² Gangs and Delinquency in Developmental Perspective, Terence P. Thornberry, Marvin D. Krohn, Alan J. Lizotte, Carolyn Smith, and Kimberly Tobin, Chapter 4, (2003)

attachment, low levels of neighborhood integration, area poverty, and neighborhood disorganization (i.e., low informal social control) as the strongest community risk factors for gang membership (Howell, 2003b).³

In the County of San Diego, there are approximately 5,000 youth on probation. The San Diego County Report Card on Children and Families 2007 points out:

When a youth enters the juvenile justice system and has a sustained petition, they are likely to be placed on probation. While probation is an important tool, it is costly for the public and often represents failures to address early warning signs of risky behavior and problems among youth.

Resources- There are resources to help these at risk youth and collaborations working together to help families and youth to prevent and intervene to impact their futures and hopefully prevent gang involvement. These resources include such programs as Community based organizations which work with families and schools, juvenile diversion, and Probation's "Breaking Cycles" program which targets high need youth who are already in the justice system and show risk factors that would predict chronic delinquency. An attached map tells the story of the areas of high numbers of youth on Probation.

In 2006, the San Diego City Council established⁴ the Commission on Gang Prevention and Intervention to:

1. Develop a strategic collaborative effort between various agencies who work with gang related issues.
2. Make policy recommendations to the Mayor and City Council on issues of gang prevention, intervention, diversion and suppression methods, *identify* local, state and federal funding sources, and *identify* best practice efforts
3. Advocate, formulate, and recommend for adoption proactive gang policies, ordinances and guidelines

There are 21 Commissioners appointed by the Mayor and City Council. Members include Chief of Police William Lansdowne, Chief of Probation Mack Jenkins, City Schools Superintendent Dr. Terry Grier, County District Attorney Bonnie Dumanis, County Office of Education Dr. Randolph Ward and community members from the eight City Council Districts (Attached is a complete Roster). In 2007 the Commission did a series of Community listening tours that resulted

³ "Strategic Risk-Based Response to Youth Gangs " by Phelan A. Wyrick and James C. Howell (Published by OJJDP 2004 <http://www.ncjrs.gov/html/ojjdp/203555/jj3.html>),

⁴ San Diego Municipal Code, Article 6, Division 19

in development of several community initiatives and a workplan. This diverse group works together on a variety of initiatives that support the Community's efforts to impact gang problems across the City (Attached is the draft 2009 Workplan). The Commission supports the work of many Community based organizations. A partial list includes the following organizations.

Barrio Station (District 8)

Bayside Community Services (District 7)

Boys and Girls Clubs (Citywide)

Casa Familiar (District 8)

Harmonium (Citywide)

Inner City Youth (District 4)

Jackie Robison Memorial YMCA Branch (District 4)

Job Corps (City Wide)

Overcoming Gangs and Beyond (District 4)

Reality Changers (City Wide)

San Diego Youth and Community Services (Citywide)

Social Advocates for Youth (SAY) (Countywide)

Tariq Khamisa Foundation (TKF) (Countywide)

Turning the Hearts (District 8)

UPAC (Union of Pan Asian Communities) (Citywide)

Unity Tech (District 5)

Urban Corps (Citywide)

Urban League of San Diego County (District 4)

For a complete listing attached is the Commission's directory of youth services.

Commission on Gang Prevention and Intervention

Commissioner	Category	Council District/Community	Appointment Date	Term Expiration Date
Victor Torres	District 1	District 1 Rancho Pena.	10/18/2007	7/1/2009
Fred Sotelo	District 2	District 3 Golden Hills	10/18/2007	7/1/2009
Scott Silverman	District 3	District 1 La Jolla	10/18/2007 3/5/2007	7/1/2009 7/1/2007
Reverend Harry Cooper, Jr.	District 4	Spring Valley	10/18/2007 11/14/2006	7/1/2009 7/1/2007
Alicia DeLeon Torres	District 5	District 3 South Park	10/18/2007 11/14/2006	7/1/2009 7/1/2007
Jose Cervantes	District 6	District 6 Linda Vista	6/13/2008	7/1/2009
Eugene Johnson	District 7	District 4 Skyline	10/18/2007 11/14/2006	7/1/2009 7/1/2007
Christopher Yanov	District 8	District 8 Golden Hill	10/18/2007 11/14/2006	7/1/2009 7/1/2007
Rosa Ana Lozada	Community Based Organization	Bonita	12/15/2008	7/1/2010
Steve Eldred	Public Health	Oceanside	9/11/2008 11/14/2006	7/1/2010 7/1/2008
Kevin Henderson	Social Services	Mt. Hope	9/11/2008 11/14/2006	7/1/2010 7/1/2008
Danny Villareal	Reformed Gang Member	District 8 Golden Hill	12/15/2008	7/1/2010
Gary Gallegos	San Diego Association of Government	Tierrasanta	9/11/2008 11/14/2006	7/1/2010 7/1/2008
Mark Cafferty	San Diego Workforce Partnership, Inc.	District 2 Point Loma	9/11/2008	7/1/2010
Office Holders				
William Lansdowne	Chief of Police for the City of San Diego			
Terry B. Grier, Ed.D	San Diego Unified School District, Superintendent			
William B. Kolender	San Diego County Sheriff			
Bonnie Dumanis	San Diego County District Attorney			
Mack Jenkins	San Diego County Chief of Probation			
Randolf E. Ward, Ed.D	Superintendent of the County Office of Education			
Benny Benavidez	State of California, Chief District Administrator, Dept. Of Corrections Division of Adult Parole Operations			

21 Members, With the exception of Officeholders, 2 year term until successor is appointed and qualified
Appointed by Mayor, Confirmed by Council - No appointment required for officeholders
O-19477; San Diego Municipal Code Section 26.1901, 26.1902 and 26.1903; O-19748

Members are not required to file Statement of Economic Interests

Register Revised 4/17/2009
Last Update 12/15/2008 R-304541